



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: Award Construction Contract P5131, Bid No. B102026, to Lincoln Construction, Inc. for the Washington Middle School Seismic Improvements 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 \$2,207,000, plus Washington State sales tax, for the Washington Middle School Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5131 with Lincoln Construction, Inc. in the amount of \$2,207,000, 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 Washington Middle School Seismic Improvements project, located at 2101 S Jackson St., Seattle, WA 98144, is funded through the Building Excellence (BEX) IV levy passed by the voters in February 2013. Completion of this two-summer project is scheduled for August 2022, prior to commencement of the 2022-2023 school year.

The Washington Middle School Seismic Improvements project was publicly bid on February 3, 2021, and a total of five contractors submitted bids. The scope of work for this project includes, but is not limited to: structural improvements, including replacing interior CMU partitions with reinforced CMU shear walls; installation of fiber reinforced polymer; reinforcement at roof and wall joints, associated removal, reinstallation; relocation of architectural, electrical, plumbing, mechanical, and miscellaneous school and related school appurtenances; and selective demolition, removal, and disposal of regulated building materials. The project will be completed in two phases during the summers of 2021 and 2022.

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

The school was constructed in 1963. Prior improvements made at Washington Middle School since the year 2000 include: mechanical, Americans with Disabilities Act upgrades, fire alarm, and science classroom upgrades (2001, 2005); a library upgrade (2005); interior upgrades (2008); exterior renovations (2010); and roof replacement work (2016).

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the Washington Middle School Seismic Improvements project. This is not recommended because it would negatively impact the district’s commitment to provide equitable access in our schools.

c. Research

- 2012 “Expanded Analysis of Seismic Building Data” report by PCS Structural Solutions
- 2012 “ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings” by Structural Engineers Association of California
- July 25, 2017 “Recommendations from the Unreinforced Masonry Policy Committee to the City of Seattle”
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code and 2015 Seattle Existing 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 \$2,207,000, plus Washington State sales tax. The revenue source for this motion is from the BEX IV Capital Levy. The total project budget, of which the construction contract is one part, is \$4,523,877.

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 program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2013.

7. EQUITY ANALYSIS

The selection of projects for the BEX IV Capital Levy was completed in 2012. Projects selected for the BEX IV Capital Levy were 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.

8. STUDENT BENEFIT

It is the goal of the district to implement the BEX IV levy program 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 16, 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 P5131 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)