



SCHOOL BOARD ACTION REPORT

DATE: April 23, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations, (206) 252-0644, ltherndon@seattleschools.org

For Intro: May 23, 2018
For Action: June 6, 2018

1. TITLE

BEX IV: Award Construction Contract P5116, Bid No. B01839, to Rhine Demolition LLC for Wing Luke Elementary School Replacement Project Phase I

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract in the amount of \$1,815,875, plus sales tax, for the [Wing Luke Elementary School Replacement Project Phase I](#).

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5116 with Rhine Demolition LLC for the Wing Luke Elementary School Replacement Project Phase I, in the amount of \$1,815,875, 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

The Wing Luke Elementary School Replacement Project is funded through the Building Excellence IV (BEX IV) Capital Levy passed by the voters February 9, 2013. The levy included the construction of a new elementary school at the existing Wing Luke site to be opened for the 2020-21 school year.

The Wing Luke Elementary School Replacement Project Phase I was publicly bid on April 19, 2018, with a total of 3 bids being received. Phase I scope of work for this package includes abatement, demolition, grading, pad preparation and possible selective site utilities for the new building.

The school was constructed in 1971 with an addition constructed in 2005. Unfortunately, the 2005 addition limits expansion of the existing Gymnasium and does allow for a cost-effective renovation of the existing buildings. Spaces in the 2005 addition included a Commons/Cafeteria, two classrooms and two Special Education classrooms that wrapped around the existing Gymnasium. The project is proposing to demolish and replace both structures with a new school that meets the elementary educational program.

In addition to not meeting the educational program requirements, constraints surrounding the retention of the 2005 addition, which is located at the center of the site, hindered the effort to develop a well-organized design where safety, security, supervision and educational program requirements were the drivers of the design.

Examples of compromises to the educational program include, but not limited to:

- Compromised desired adjacencies for early learning and before/after school spaces (gym, commons, kitchen, parking, zoned mechanical controls)
- Compromised elements of the philosophy of Crime Prevention Through Environmental Design (CPTED's) core principles which creates a design that allows strong passive supervision, natural access control and territorial reinforcement.
- Reduction of outdoor play and learning spaces.

Furthermore, opportunities would have been lost to address concerns brought up during the public design review process, including:

- The request for adequate on-site parking would have to be reduced;
- The request for robust learning spaces for the students and large outdoor play would have to be reduced; and,
- Public access to the gym, commons and library for after school program use would be less efficient. (securing classrooms, on-site parking, mechanical zoning)

This motion allows the District to execute a construction contract with Rhine Demolition LLC, who was deemed to be the low responsive, responsible bidder. The consulting architect, NAC Architecture, recommends acceptance of the bid. 17 firms requested bid documents.

b. Alternatives

Deny Motion. If the motion is denied, the District will not be able to execute the contract to start construction on the Wing Luke Elementary School Replacement Project Phase I. It is not recommended to deny this motion because construction will be delayed and the project will not be completed in time for the start of Phase II of the project putting reopening of the facility for the school program year 2020-21 at risk.

c. Research

- Meng Analysis Facility Assessment Report dated August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- Robinson Cost Estimate for Construction of the Project
- School Design Advisory Team, consisting of Wing Luke Elementary School Principal, teachers, parents and neighbors
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The project budget for this work is \$2,380,000. The revenue source for this motion is Building Excellence IV (BEX IV) Capital Levy and anticipated state assistance funding.

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 development of the BEX IV projects list underwent extensive community engagement. The community involvement in the Wing Luke Elementary School follows the Community Outreach Plan published in the BEX IV monthly report.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The list of projects to be funded in the BEX IV Levy 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.

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 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 May 10, 2018. The Committee reviewed the motion and moved this item forward to the full board with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

Upon Board approval of this motion, the construction contract will be executed and a Notice to Proceed (NTP) will be issued to the contractor.

Anticipated NTP Date June 15, 2018

Anticipated Construction Date July 16, 2018

Substantial Completion Date October 1, 2018

13. ATTACHMENTS

- None