

Board Special Meeting

Operations Committee

April 1, 2021, 8:00 a.m.

Meeting to be held remotely

By [Microsoft Teams](#)

By Teleconference: +1 206-800-4125 (Conference ID: 745 634 467#)



Agenda

Call to Order

8:00 a.m.

1. Roll Call
2. Approval of agenda
3. Approval of meeting minutes

Standing Agenda Items

8:10 a.m.

1. 2020 Committee Work Plan and Facility Capital Projects BAR Management Schedule (DeWolf)
2. Capital Financial Budget Report (Coan)
3. Capital and Operations Community Engagement (Podesta)
4. Design Modification/Construction Change Order Review (Best)

Board Action Reports (Discussion and/or Action)

8:25 a.m.

1. BEX IV/BTA IV: Resolution 2020/21-23: Acceptance of the Building Commissioning Report for the Daniel Bagley Elementary School Addition (Best, Intro. 4/21)
2. BTA IV: Award Construction Contract K5112, Bid No. 102011, to CDK Construction Services, Inc., for the Ballard High School Exterior Masonry Stabilization project (Best, Intro. 4/21)
3. BEX V: Award Construction Contract P5163, to Wayne's Roofing, Inc., for the Franklin High School Gymnasium Re-Roof and Seismic Upgrades project (Best, Intro. 4/21)
4. BTA III/BEX IV: Award Construction Contract P5133 for the McClure Middle School Seismic and Science Room Improvements project and Budget Transfer (Best, Intro. 4/21)
5. BEX IV: Award Construction Contract P5161, Bid No. B102014, to M.J. Takisaki, Inc., for the Roxhill Building Seismic Improvements project (Best, Intro. 4/21)
6. Final Acceptances:
 - a. BEX V: Final Acceptance of Contract P5140 with FieldTurf USA for the Athletic Field Improvements at Ballard High School project (Best, Intro. 4/21)

Special Attention Items

8:50 a.m.

1. Capital Budget Presentation (Coan/Best)
2. Student and Community Workforce Agreement (SCWA) Update (Locke)
3. Women and Minority-Owned Business (WMBE) Update (Forch)
4. BEX/BTA Oversight Committee Membership Update (Best)
5. BEX/BTA Oversight Committee Semi-Annual Report (written update only)

Adjourn

10:00 a.m.

Upcoming Meetings

- May 6, 2021
- June 3, 2021

IMPORTANT NOTE: This meeting will be held remotely per the Governor's proclamation allowing public agencies to conduct meetings subject to the Open Public Meetings Act remotely to curtail the spread of COVID-19. The public is being provided remote access through Microsoft Teams and teleconference as noted above. There is a maximum capacity of 350 meeting participants and other attendees for this remote meeting, and a “waiting room” may be utilized to address capacity. Additional attendees will be admitted from the waiting room as capacity permits.

As School Board Committees are working committees, the documents presented to the Board can change up to the time of the meeting. The Board Executive Committee has approved a pilot program to post to the website committee agendas and approved minutes only. Full meeting materials for Regular Board Meetings will still be posted. If you would like access to any of the materials for this meeting, you may call 206-252-0040 or email boardoffice@seattleschools.org and the Board Office staff will send committee materials to you promptly. Special meetings of the Board may contain discussion and/or action related to the items listed on the agenda. Executive sessions are closed to the public per RCW 42.30.

BEX/BTA Oversight Committee meetings are 8:30 – 10:30 a.m., via Zoom

- April 9, 2021
- May 14, 2021
- June 11, 2021
- July 9, 2021

Information Technology Advisory Committee are 4:30 – 6:00, via MS Teams

- April 19, 2021
- May 17, 2021
- June 21, 2021
- July 19, 2021

Board Special Meeting

Operations Committee

March 11, 2021, 8:00 a.m.

Meeting held remotely



Minutes

Call to Order

1. Director DeWolf called the meeting to order at 8:00. Directors Rankin and Rivera-Smith participated with Microsoft Teams or by phone. This meeting was staffed by Chief Operations Officer Fred Podesta, Director of Capital Projects and Planning Richard Best, Capital Finance Manager Melissa Coan, Director of Facilities Frank Griffin, Principals Clark and Fraser-Hammer, Director of Nutrition Services Aaron Smith, K-12 Planning Manager Becky Asencio, Chief Financial Officer JoLynn Berge, and Accounting Director Amy Fleming.

2. Approval of agenda

Director Rivera-Smith moved to approve the agenda. Director Rankin seconded. This motion passed unanimously.

3. Approval of meeting minutes

Director Rivera-Smith moved to approve the February 4, 2021 meeting minutes. Director Rankin seconded. This motion passed unanimously.

Standing Agenda Items

1. 2020 Committee Work Plan and Facility Capital Projects BAR Management Schedule

Director Rivera-Smith requested an update on the Clean Energy Task Force be scheduled into the Committee Work Plan.

2. Capital Financial Budget Report

Ms. Coan presented the monthly budget report through December 31, 2020. She conveyed that the projected contingency fund remains \$9.5M, after all commitments to the voters have been completed. The committee did not have any questions about her report.

3. Capital and Operations Community Engagement

Mr. Podesta referred to the list of scheduled meetings posted on the second and third pages of the agenda. He highlighted the March 18, 2021 Work Session on BTA V. He informed the committee that season of permitting, State Environmental Protection Act (SEPA) hearings, and School Design Advisory Team (SDAT) meetings had begun for Capital Projects. He reminded the committee that project information is available on the Capital Projects webpages.

4. Design Modification/Construction Change Order Review

Mr. Best referred to the Change Order log from his meeting with Director Rivera-Smith and the senior project managers on February 16, 2021. He highlighted two change orders that were related to Covid-19 costs.

Board Action Reports (Discussion and/or Action)

1. Changing the name of the Southwest Athletic Complex (SWAC) to The Nino Cantu Southwest Athletic Complex

Principals Clark and Fraser-Hammer, with Lunchroom Assistant Manager Doree Fazio-Young, presented their request to rename the Southwest Athletic Complex (SWAC) to the Nino Cantu Southwest Athletic Complex. They described Mr. Cantu's commitment to the stadium and the students and families who used it. They shared the community's enthusiastic support for recognizing Mr. Cantu's service in this way. They highlighted that this action would contribute to a welcoming school environment and recognize the racial diversity of the district, in accordance with Board Policy 0030.

The committee confirmed with staff that there were no challenges to renaming SWAC. They expressed gratitude for the opportunity to celebrate the district's community.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

2. Amendment to January 2020 – August 2021 City of Seattle grant to expand the Fresh Fruit and Vegetable program

Mr. Smith provided background on the grant. He highlighted that the funds would be used to support students and families most impacted by Covid-19 across the district and throughout the summer.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. This motion passed unanimously.

3. Renew Master State Elevator Maintenance and Repair Contract

Mr. Griffin provided background on this contract extension with Eltec. He highlighted that Eltec was selected through a procurement process of the of the Washington State Department of Enterprise.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

4. BEX V: Award Contract P1839, for Accessibility Consulting Services, to Studio Pacifica for the for the BEX V Program

Mr. Best presented background on this contract with Studio Pacifica. He highlighted that they would support the architects and engineers working on BEX V major projects to ensure compliance with the Americans with Disabilities Act (ADA). He noted that ADA requirements are constantly evolving, therefore Studio Pacifica would perform quality assurance/quality control on the projects. Mr. Best confirmed for the committee that Studio Pacifica was also engaged to review the district's remaining 89 schools and estimate costs for bringing those sites into compliance with ADA, as part of BTA V planning.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. This motion passed unanimously.

5. BEX V: Resolution 2020/21-21 Racial Imbalance Analysis for Van Asselt School Addition project

Mr. Best reminded the committee that the Racial Imbalance Analysis was required by OSPI to verify that the project will not aggravate or create a racial imbalance. He highlighted that because Van Asselt is an interim site, with no set population, it won't affect racial imbalance in the schools that move into it.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

6. Building Excellence (BEX) V, School Construction Assistance Program (SCAP) & Distressed School Grant: Resolution No. 2020/21-20 certifying the Intent to Construct for Kimball Elementary School Replacement, Northgate Elementary School Replacement, Viewlands Elementary School Replacement, Lincoln High School – Phase 2 Gymnasium Building, Rainier Beach High School Replacement and Van Asselt Classroom and Gymnasium Addition projects

Mr. Best explained that OSPI requires that the district certify that the funding will be applied to the intended purpose, through a Board action.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

7. BEX V, Distressed School Grant and K-3 Class Size Reduction Grant: Approval of Budget Transfer for the West Woodland Elementary Addition and Modernization project

Mr. Best provided background on this one-time fund transfer. He explained that the need for the new furniture was identified after the addition project started and the current furniture was found to be in poor condition. He confirmed for the committee that the old furniture will be stored for use at other sites as needed.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

8. BEX V: Approval of Construction Change Order #5 for the Van Asselt (the school was renamed Rising Star Elementary School after the contract had been executed with Wayne's Roofing, Inc.) Elementary School at the African American Academy Roof Replacement project

Mr. Best provided background on the roofing project at Rising Star. He reported that this is the final change order on the project.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

9. BEX V: Approval of Parametrix Contract Modification #2 for the Rainier Beach High School Replacement project

Mr. Best explained that the contract modification would allow Parametrix to hire a sustainability consultant to inform the Rainier Beach High School (RBHS) project. He reported the goal of making the new building as sustainable as possible with attention to daylighting, energy conservation, and materials selection.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. This motion passed unanimously.

10. BEX V: Resolution 2020/21-19: Approval of General Contractor/Construction Manager (GC/CM) Delivery Method and Award GC/CM Contract P5160 to Lydig Construction, Inc. for the Rainier Beach High School Replacement project

Mr. Best provided background on this contract with Lydig, which would allow them to start preconstruction services. He described the selection process and highlighted the inclusion of school and community representatives in the selection committee. He confirmed for the directors that community involvement in this process was new for the district and contributed to a more robust process.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

11. BEX V: Award Construction Contract P5143, to KCDA/Musco Sports Lighting, LLC for the Athletic Field Lighting Improvements at Jane Addams Middle School project

Mr. Best provided background on the King County Directors Association (KCDA), which a purchasing cooperative and why it was used for this purchase. He conveyed that Musco is the only manufacturer that complies with the City of Seattle's code for light spillover. He explained that while old lighting systems did produce spillover into the adjacent neighborhoods and complaints from those communities, the new LED lights largely solved those problems.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. This motion passed unanimously.

12. BEX V: Award Construction Contract P5156, Bid No. B102023, to _____ for the Athletic Field Improvements at McGilvra Elementary School project

Mr. Best provided background on this project to replace the existing turf, which is end-of-life. He highlighted that the project had not been bid yet, and the missing information would be supplied prior to Board Introduction on March 24, 2021.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for consideration. Director Rankin seconded. This motion passed unanimously.

13. BEX IV/BEX V/Distressed School Grant: Award Construction Contract K1386, Bid No. _____, to _____ for the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project

Mr. Best clarified that this contract had gone to bid and was awarded to Forma. He confirmed that the missing information would be supplied prior to Board Introduction. He provided background on the project.

Directors and staff discussed the past consideration of replacing North Beach during BEX V. Mr. Best clarified that the funding for this HVAC project arrived through the efforts of residents appealing to their state representatives. Therefore, the project will be completed.

Directors and staff discussed the Student and Community Workforce Agreement (SCWA) threshold of \$5M. Staff confirmed that the goal is to affirm the practices of the SCWA in smaller projects, too, while acknowledging that it will take some time.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. This motion passed unanimously.

14. BTA IV: Award Construction Contract K5123, Bid No. B022159, to [REDACTED] for the Relocate and Setup Portable Classrooms at Multiple School Sites project

Mr. Best provided background on this contract. He conveyed that this BAR comes before the Board every year to allow portables to be moved throughout the district to support capacity and/or construction projects.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for consideration. Director Rankin seconded. This motion passed unanimously.

15. BEX IV: Award Contract P5131, Bid No. B102026, to Lincoln Construction, Inc. for the Washington Middle School Seismic Improvements project

Mr. Best provided background on the project. He acknowledged that the school was almost included in BEX V for a major project. He confirmed for the committee that it was still important to complete this project even if the building made it into BEX VI, because it probably wouldn't be the first project for that levy and the seismic improvements were a safety requirement.

Director Rivera-Smith made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

16. BEX IV: Final Acceptance of Contract P5123 with CDK Construction Services, Inc., for the Catharine Blaine Seismic Improvements project

17. BTA IV: Final Acceptance of Contract K5120 with Coast to Coast Turf for the Athletic Field Improvements at Nathan Hale High School and Jane Addams Middle School project

Mr. Best reported that both of the above projects were completed within budget and with minimal change orders.

Director Rankin made a motion to move both items forward to the full Board with a recommendation for approval. Director Rivera-Smith seconded. The motion passed unanimously.

Special Attention Items

1. Policy 6800 Asset Preservation Program Annual Report (*written update only*)

Ms. Asencio referred to the Asset Preservation Program Annual Report in the meeting materials. She reported that a certified facilities assessment had been completed by Sazan. She explained that

assessment is required by OSPI, which uses the information to track school buildings condition over time and verify that the district is maintaining them. She added that the report also influences SCAP funding eligibility.

Board Policies and Procedures

1. Amending Board Policy No. 6220, Procurement

Ms. Berge provided background on the request to raise the threshold for purchases that require Board approval from \$250K. She outlined the proposed new thresholds for non-Capital and Capital expenses and described the reporting process for purchases that would not go to the Board. Ms. Fleming reported on analysis of purchasing BARs that went before the Board in 2019-2020 and highlighted how the new thresholds would reduce staff and Board time attending to BARs. Ms. Berge outlined the next steps and timeline for bringing this request to the Audit and Finance Committee and the full Board for a decision.

Directors and staff discussed how internal processes and controls have improved since the current threshold was established in 2012. The committee agreed that increasing the threshold is a good idea and thanked Ms. Berge and Ms. Fleming for their work.

Adjourn

This meeting adjourned at 9:57 a.m.

This meeting was held remotely per the Governor's proclamation allowing public agencies to conduct meetings subject to the Open Public Meetings Act remotely to curtail the spread of COVID-19. Public access was provided remotely online and by teleconference.

Minutes submitted by:

The Office of Chief Operations Officer Fred Podesta

Seattle Public Schools
2021 Operations Committee Work Plan

Committee Charter	Ensure the leveraged use of Board Policy No. 0030, Ensuring Educational and Racial Equity; In coordination with the Superintendent and lead committee staff, develop an annual Operations Committee work plan; Develop, review and recommend applicable Series 3000, 4000, and 6000 policies for consideration by the Board; Make recommendations with respect to Operations; Nutrition Services; Transportation; Capital Projects and Planning; Facilities; Sustainability; Enrollment Planning; Admissions; Boundaries; Athletics; Safety and Security relating primarily to property; and general technology infrastructure; Review capital programs' budgets on a monthly basis; Review and make recommendations to the Board regarding the annual capital budget; Oversee levy planning and prioritization process and recommend levy guiding principles for consideration by the full Board; Provide overarching guidance on space utilization; Review monthly reports on facility joint use agreements and maintenance backlog; In consultation with the Executive Committee, review and recommend action on facility joint use agreements
Standing Items	Capital Financial (Budget) Report, Change Order Report, 2020 Work plan, Capital-Ops public meetings, Facilities Capital Projects BAR Mgmt Schedule
Annual Items	March - Policy 6800 & Policy 4260 Reports; August - Policy 3208 Report; December - Policy H13.00 Capacity Mngmt BAR; Bi-Annual Reports: Policy 1010; BEX/BTA OC; Capital Grants Update
Pending Items	Facility Joint Use Agreements 2020-21 contract; Playground Redev Fund Report; Spring 2020 Adv Learning TF; CEAAMP Adv Cmte Annual Report; Joint Use Agreement w SPR; Policy Reviews: H13.00, Capacity Management; D00.00 School Attendance/D09.00 School Assignment/3130 Student Assignment; D137.00 Regulations for Stadiums Owned of Leased by Seattle Public Schools; Nutrition Services Update; Clean Energy Task Force Updates
Committee Members	Chair: Zachary DeWolf Members: Eliza Rankin and Lisa Rivera-Smith

Draft: March 26, 2021

Item	January 14, 2021	February 4, 2021	March 11, 2021	April 1, 2021	May 6, 2021	June 3, 2021
Reports per Board Policies		4260 Annual Report;	6800 Annual Report Asset Preservation Program	BEX/BTA OC Semi-Annual Report;		
Board Policy Review			Amending 6220			
Board Action Reports	Clean Energy Resolution; Student & Staff Technology; Property Exchange	BTA V Guiding Principles; Name Change; Cleveland Easement; SCWA MOA	Renaming SWAC; Elevator Contract; FFVP Contract			
Special Attn Items	McLennan Report; 3130SP Revision	Transportation Service Standards	6800 APP Report	SCWA Update; WMBE Update Capital Budget Presentation;		Traffic Safety Annual Report
Board Work Sessions	Jan 20: BTA V		Mar 18: Ops - Safety & Security; BTA V		May 26: Capital Program Semi-Annual Report; Capacity and Enrollment Evaluation	June 9: SATP & Boundaries 2022-23

Draft: March 26, 2021

Item	July (no meeting)	August 2021	September 2021	October 2021	November 2021	December 2021
Reports per Board Policy		3208 Sexual Harassment Report;		BEX/BTA OC Semi-Annual Report	1010 Report (Cap Prj)	H13.00 Report (in BAR below)
Board Policy Review						Discuss 2022 Policy Calendar
Board Action Reports						Capacity Mgmt BAR
Special Attn Items			Process and timeline for community engagement and board action for 2022-23 boundary changes & SATP	Student Assignment Transition Plan; Growth Boundaries	Green Resolution Update	
Board Work Sessions						

Senior Level Staff	Project Manager	Project	Board Operation Committee Meeting Dates										
			August 13 2020	September 10 2020	October 8 2020	November 5 2020	December 3 2020	January 14 2021	February 4 2021	March 11 2021	April 1 2021	May 6 2021	June 3 2021
Richard Best	Richard Best	Miscellaneous											
Becky Asencio	Paul Cathcart	Building Condition Assessment											
	Michelle Hanshaw	Capacity Mitigation 2020-21					BAR						
	Michelle Hanshaw	Bitter Lake/Cleveland Field Land Exchange	Written Update										
	Michelle Hanshaw	West Seattle Land Exchange						Property Xchg BAR					
	Paul Cathcart	Seismic Assessment Contract		BAR									
	Paul Cathcart	Asset Preservation Report		Written Update (2019-20)						Written Update (2020-21)			
	Paul Cathcart	BTA V Master Planning Consultant					BAR						
Vince Gonzales	Brian Fabella	Webster School Addition & Modernization			Budget Transfer Covid								Commissioning
	Brian Fabella	Viewlands ES Replacement			Racial Imbalance & Ed Spec & Value Engineering						Constructability Review		
	Brian Fabella	Leschi ES Addition				AE BAR							General Construction Contract/Budget Increase
	Vince Gonzales	Queen Anne ES Addition & Modernization					Final Acceptance						
	Vince Gonzales	Northgate ES Replacement		Ed Spec & VE Report	Racial Imbalance						Constructability Review		GMP
	Vince Gonzales	Intent to Construct 6 Schools							Intent to Construct 6 Schools				
	Vince Gonzales	Madison MS Eight Classroom Addition		A/E Contract									General Construction Contract/ Budget Increase
	Justine Kim (SOJ)	Daniel Bagley ES Addition & Modernization									Commissioning		Final Acceptance
	Justine Kim (SOJ)	Robert Eagle Staff MS Field Lighting				Final Acceptance							
	Justine Kim (SOJ)	Van Asselt/Mercer		GC/CM Contract	New-in-Lieu					Racial Imbalance		Ed Specs	VE
Mike Skutack	Mike Skutack	Six Schools 100 kW Solar Projects											Final Acceptance
	Mike Skutack	Magnolia School Addition & Modernization Phase 1										Final Acceptance	
	Mike Skutack	Magnolia School Classroom Addition Phase 2											
	Mike Skutack	Coe ES Classroom Addition	Construction Contract										
	Mike Skutack	Kimball ES Replacement	VE Report	Racial Imbalance & Site Specific Ed. Spec.									Construction Contract
	David Jackson	West Seattle ES Classroom Addition										Construction Contract	
	Paul Wight	West Woodland ES Classroom & Gym Addition								Budget Transfer			
	Paul Wight	Cleveland HS New Synthetic Turf and Track						Final Acceptance					
	Paul Wight	Cleveland HS Field Lights		Final Acceptance									
	Paul Popovich (Parametrix)	Rainier Beach			A/E Contract	Racial Imbalance				Parametrix Mod 2; GCCM Pre-Construction		Ed. Spec BET& Contract	VE
	Van Nguyen (CBRE/Heery)	Wing Luke ES Replacement											Commissioning Final Report
	Jennifer Everett (CBRE/Heery)	Lincoln HS Addition & Modernization					Final Acceptance					Budet transfer GMP E&I with Wayne's roofing	
	Jennifer Everett (CBRE/Heery)	Lincoln Seismic				AE Contract. GC/CM		Racial Imbalance				Budget Transfer	

Senior Level Staff	Project Manager	Project	Board Operation Committee Meeting Dates										
			August 13 2020	September 10 2020	October 8 2020	November 5 2020	December 3 2020	January 14 2021	February 4 2021	March 11 2021	April 1 2021	May 6 2021	June 3 2021
Jeanette Imanishi	Mike Barrett	Portables											
	Mike Barrett	Fairmount Park Window Leak Repair											
	Mike Jenkins	JSCEE Freezer				Final Acceptance							
	Mark Emelko	Franklin Gym Roof						AE Contract					
	Mark Emelko	Franklin HS Window and Door Replacement											
	Mark Emelko	African American Academy Roof Replacement								Change Order			Final Acceptance
	Mark Emelko	North Queen Anne System Upgrades											
	Mark Emelko	West Seattle HS Roof Replacement											
	Mark Emelko	Garfield HS Upgrades		Construction Contract									
	Mark Emelko	Wedgwood ES Upgrades											Final Acceptance
	Milton Huertas	Broadview-Thomson K-8 Seismic										Final Acceptance	
	Milton Huertas	Beacon Hill ES, Maple ES & Orca K-8 Seismic Improvements										Final Acceptance	
	Milton Huertas	Cedar Park ES Restroom Addition										Final Acceptance	
	Milton Huertas	Laurelhurst ES & Sand Point ES Seismic											
	Milton Huertas	Washington MS Seismic								Construction Contract			
	Milton Huertas	Whitman MS Seismic Improvements										Final Acceptance	
	Milton Huertas	McClure MS Seismic and Science Room Improvements									Award Contract		
	Tom Gut	Lafayette ES Seismic, Sprinkler & HVAC Improvements						Contract Award					
	Tom Gut	Catharine Blaine K-8 Seismic									Final Acceptance		
	Tom Gut	John Muir ES Geothermal Wells		Final Acceptance									
	Tom Gut	Dearborn Park ES Roof and Seismic											
	Tom Gut	Adams ES Fire Sprinkler Installation										Final Acceptance	
	Tom Gut	North Beach, Jane Addams & Sacajawea ES Site Improvements							Final Acceptance				
	Tom Gut	Gatewood Door & HVAC	A/E Contract									Contract Award	
	Tom Gut	Boren HVAC	A/E Contract									Contract Award	
	Conrad Plyler	Garfield Lighting							Final Acceptance				
	Conrad Plyler	Garfield Turf							Final Acceptance				
	Conrad Plyler	Franklin HS Field Lighting Improvements										Final Acceptance	
	Jeanette/Conrad	Jane Addams MS & Nathan Hale Field Replacement									Final Acceptance		
	Conrad Plyler	Multiple Sites Playground Improvements										Final Acceptance	
	Conrad Plyler	WSHS Batting Cages & Field											
	Conrad Plyler	Hazel Wolf K-8 Field										Construction Contract	
	Conrad Plyler	Madison MS Lights										Construction Contract	
	Conrad Plyler	Jane Addams MS Lighting									Construction Contract		
	Conrad Plyler	McGilvra Field Improvs									Construction Contract		
	Mike Jenkins	NOVA Health Center											
	Conrad Plyler	Whitman MS Field Lighting											
	Jeanette/Conrad	Ballard Athletic Field										Final Acceptance	

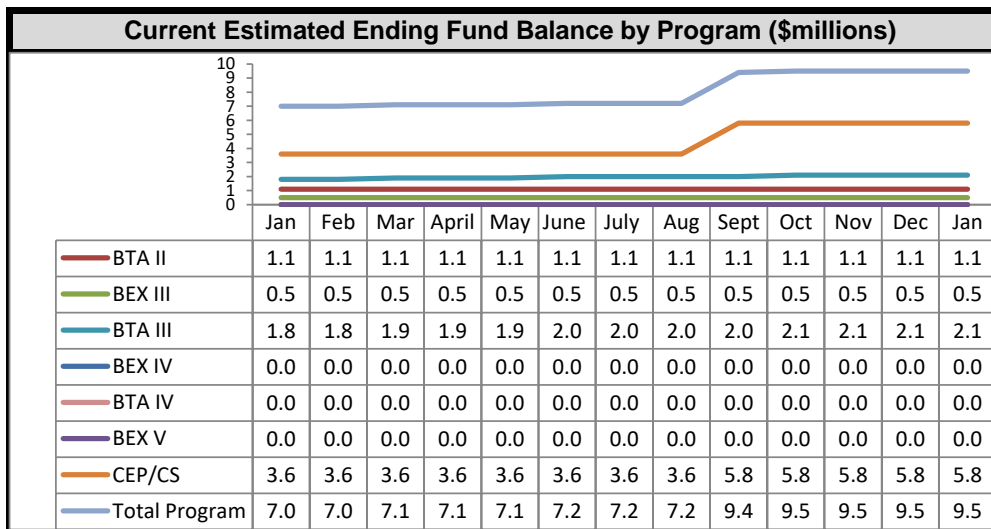
January FY 20-2021
Capital Programs
Monthly Summary Report

Life to Date Capital Program Fund Balance (\$millions)					
	Revenue	Expenditures	Intra Fund Transfers	Inter Fund Transfers	Current Fund Balance
BTA II	182.2	168.5	(2.4)	(9.9)	1.4
BEX III	478.6	476.5	(2.2)	1.2	1.2
BTA III	273.4	218.9	0.0	(53.2)	18.8
Grants	36.4	35.1	0.0	0.0	1.3
BEX IV	729.7	634.6	0.0	(41.0)	54.1
BTA IV	329.1	339.0	(9.5)	(44.7)	(64.1)
BEX V	232.3	66.4	0.0	(9.6)	156.4
CEP/CS	48.7	15.0	4.2	(17.2)	20.6
Capital Fund Balance as of 1/31/2021					189.7
* Transfer details on attached program sheets					

Capital Program Fiscal Year-To-Date (\$millions)					
Current Fiscal Year Program	FY 2020-21 Adopted Budget	FY 2020-21 Current Budget	FY 2020-21 Committed *	% Budget Committed	Balance
BTA II includes grants	0.3	0.3	0.0	0%	0.3
BEX III includes grants	0.1	0.1	0.0	14%	0.1
BTA III includes grants	8.5	9.3	2.8	30%	6.5
BEX IV includes grants	26.5	27.0	11.3	42%	15.6
BTA IV includes grants	40.9	50.4	20.9	42%	29.5
BEX V includes grants	153.1	160.2	49.8	31%	110.5
CEP/CS includes grants	0.5	0.6	0.2	45%	0.3
Capital Capacity Reserve	26.0	8.0	0.0	0%	8.0
Total Capital Program	255.9	255.9	85.1	33%	170.8
* Committed includes actual expenditures and encumbrances as of 1/31/2021					

FY 20-2021 adopted budget, commitments, and balance.

Fiscal Year (FY): September 1st 2020 through August 31st 2021



Attached individual program sheets indicate information on any change to each program's estimated ending fund balance.

Note: Numbers presented may not add up precisely to the totals due to rounding

January FY 20-2021
Capital Programs
Monthly Summary Report

BUILDING EXCELLENCE III CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Combined Program					
Bond Sale		420.0	420.0	0.0	0.0
Investment Earnings		30.5	30.5	0.0	0.0
State Match	481.0	26.3	26.3	0.0	0.0
Grant		2.8	2.8	0.0	0.0
Other		1.8	1.8	0.0	0.0
Total Revenue Plan	481.0	481.5	481.5	0.0	0.0

Transfers

Construction					
From Debt Service (Sealth)	0.0	1.5	1.5	0.0	0.0
To CEP (Garfield)	0.0	(2.2)	(2.2)	0.0	0.0
To GF (Tech Salaries)	0.0	(0.3)	(0.3)	0.0	0.0
Total Transfers Plan	0.0	(1.0)	(1.0)	0.0	0.0

Expenditures

Construction	393.0	418.0	417.9	0.1	0.0
Infrastructure	26.0	16.9	16.8	0.1	0.0
Technology	42.0	41.7	41.7	0.0	0.0
Grant	0.0	2.8	2.3	0.5	0.0
Program Reserve	20.0	0.5	0.0	0.5	0.0
Total Expenditure Plan	481.0	480.0	478.8	1.2	0.0

Current Fund Balance

	1.7
Current fund balance excluding Grant	1.2
Current fund balance of Grant	0.5

Estimated Ending Fund Balance (Sept. 1, 2021)

0.5

Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:

- No Change

Notes:

1. 09/30/11 - estimated program ending fund balance change due to project savings reported.
2. As a result of additional project savings that were identified, FY13 Recommended Capital Budget is included in current program budget for BEX IV Design Reserve and Intermediate Term Capacity Management Plan.
3. All committed and approved projects are either completed or on schedule.

January FY 20-2021
Capital Programs
Monthly Summary Report

BUILDINGS, TECHNOLOGY, and ACADEMICS II CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Levy	177.3	176.4	176.4	0.0	0.0
Grant	0.0	5.3	5.3	0.0	0.0
Investment Earnings	1.0	2.2	2.2	0.0	0.0
QZAB Loan	0.0	3.1	3.1	0.0	0.0
Other	0.0	0.5	0.5	0.0	0.0
Total Revenue Plan	178.4	187.4	187.4	0.0	0.0

Transfers					
To Debt Service (QZAB)	0.0	(1.1)	(1.1)	0.0	0.0
To BEX I (Close Out)	0.0	(6.0)	(6.0)	0.0	0.0
To GF (Software Licenses)	0.0	(8.9)	(8.9)	0.0	0.0
From CEP (Seattle WS Loan)	0.0	3.6	3.6	0.0	0.0
Total Transfers Plan	0.0	(12.3)	(12.3)	0.0	0.0

Expenditures					
Buildings	95.5	102.0	101.8	0.2	0.0
Academics	39.8	31.4	31.4	0.0	0.0
Grant	0.0	5.3	5.3	0.0	0.0
Technology	42.8	35.3	35.3	0.0	0.0
Total Expenditure Plan	178.0	174.0	173.7	0.2	0.0

Current Fund Balance **1.4**

Current fund balance excluding Grant **1.4**

Current fund balance of Grant **0.0**

Estimated Ending Fund Balance (Sept. 1, 2021) **1.2**

Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:
- No Change

Notes:

1. The Current Program Budget includes \$9.1M for the Seattle World School which includes the Board Approved CEP loan for \$3.64M.
2. All committed and approved projects are either completed or on schedule.

January FY 20-2021
Capital Programs
Monthly Summary Report

BUILDINGS, TECHNOLOGY, and ACADEMICS III CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Levy	266.6	268.3	268.3	0.0	(0.0)
Grant	0.0	18.1	18.1	0.0	0.0
Investment Earnings	1.4	4.6	4.6	0.0	0.0
QSCB Loan *	0.0	17.5	17.5	0.0	0.0
QSCB Loan *	0.0	(17.5)	(17.5)	0.0	0.0
Other	0.0	1.2	0.6	0.6	0.0
Total Revenue Plan	268.1	292.1	291.5	0.6	0.0

Transfers

From CEP (BTA III)	0.0	7.1	7.1	0.0	0.0
To Debt Service	0.0	(4.1)	(4.1)	0.0	0.0
To GF (Maintenance)	0.0	(17.4)	(17.4)	0.0	0.0
To GF (Tech/Computer Map)	0.0	(11.5)	(11.5)	0.0	0.0
To GF (Software)	0.0	(2.6)	(2.6)	0.0	0.0
To CEP (BTA III)	0.0	(7.1)	(7.1)	0.0	0.0
To Debt Service (QSCB Interest)	0.0	(0.1)	(0.1)	0.0	0.0
Total Transfers Plan	0.0	(35.7)	(35.7)	0.0	0.0

Expenditures

Buildings	126.6	103.9	92.8	11.1	(0.2)
Academics	94.6	105.9	99.6	6.2	(0.0)
Grant	0.0	18.1	17.3	0.8	(0.8)
Technology	34.9	26.5	26.5	(0.0)	0.0
Total Expenditure Plan	256.1	254.3	236.2	18.1	(1.0)

Current Fund Balance **19.6**

Current fund balance excluding Grant **18.8**

Current fund balance of Grant **0.8**

Estimated Ending Fund Balance (Sept. 1, 2022)

2.1

* QSCB Loan \$17.5M paid back in full by end of FY17; First of three payments began FY15. This is listed as a transfer within Dashboard Summary.
Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:

- No Change

Notes:

1. 09/30/11 - estimated program ending fund balance change due to project savings reported.
2. Construction escalation reduced from 4% to 2%.
3. All committed and approved projects are either completed or on schedule.
4. FY13 Recommended Capital Budget plus Intermediate Term Capacity Management plan included in Current Program Budget.
5. \$7M of JSCEE Series A Bond Principal payments between FY15 - FY17 moved from CEP to BTA III program

January FY 20-2021
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BUILDING EXCELLENCE IV CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Levy Collections*	690.1	690.1	690.0	0.1	(0.0)
Investment Earnings & Other	6.6	6.6	6.6	0.0	0.1
State Assistance	35.1	36.1	33.1	3.0	0.4
Grant	0.0	9.9	9.6	0.3	0.0
Total Revenue Plan	731.8	742.7	739.3	3.4	0.5

Transfers					
To GF (Maintenance)	(18.0)	(18.0)	(18.0)	0.0	0.0
To GF (Tech Reimbursable)		(23.0)	(23.0)	0.0	0.0
Total Transfers Plan	(18.0)	(41.0)	(41.0)	0.0	0.0

Expenditures					
Construction	530.8	564.8	546.6	18.2	3.4
Infrastructure	92.4	95.4	60.1	35.3	0.5
Technology	53.8	30.8	27.9	2.9	0.1
Program Reserve	28.7	1.1	0.0	1.1	0.0
Grant	0.0	9.6	9.6	0.0	0.0
Total Expenditure Plan	705.6	701.7	644.2	57.5	4.0

Current Fund Balance	54.1
Current fund balance excluding Grant	54.1
Current fund balance of Grant	0.0

Estimated Ending Fund Balance (Sept. 1, 2023) **0.0**

Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:
- No Change

Notes:
* Reduced by 1% Estimated Uncollectable Levy Collections

January FY 20-2021
Capital Programs
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BUILDINGS, TECHNOLOGY, and ACADEMICS IV CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Levy Collections*	460.6	456.0	314.4	141.6	0.2
Investment Earnings & Other	0.0	0.4	(2.0)	2.4	(0.1)
State Assistance	4.7	4.7	4.7	0.0	0.0
Distressed Funds	10.0	23.3	12.0	11.3	0.0
Total Revenue Plan	475.3	484.4	329.1	155.4	0.1
Transfers					
To GF (Maintenance)	(18.0)	(18.0)	(11.0)	(7.0)	0.0
To GF (Tech Reimbursable)	0.0	(33.5)	(33.5)	0.0	0.0
To CEP (Loan Payback)	0.0	(2.5)	(2.5)	0.0	0.0
From CEP (Loan to begin Program)	0.0	2.5	2.5	0.0	0.0
To CEP (World School Payback)	(3.6)	(3.6)	(3.6)	0.0	0.0
To GF (Map Testing)	0.0	(3.5)	(0.2)	(3.3)	0.0
To Debt Service (JSCEE Payment)	(8.1)	(8.1)	(5.8)	(2.3)	2.5
Total Transfers Plan	(29.7)	(66.7)	(54.2)	(120.9)	2.5
Expenditures					
Buildings	275.4	315.8	269.8	45.9	2.4
Technology	104.7	71.2	52.4	18.8	0.9
Academics	35.2	30.7	16.8	14.0	0.3
Program Reserve	15.6	0.0	0.0	0.0	0.0
Total Expenditure Plan	430.8	417.7	339.0	78.7	3.6
Current Fund Balance			(64.1)		
Current fund balance excluding Grant			(64.1)		
Current fund balance of Grant			0.0		
Estimated Ending Fund Balance (Sept. 1, 2025)					0.0

Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:

- No Change

Notes:

* Reduced by 1% Estimated Uncollectable Levy Collections

January FY 20-2021
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BUILDING EXCELLENCE V CAPITAL PROGRAM

(Amounts in \$ Millions)

	Original Program Budget	Current Program Budget	Life To Date (1/31/21)	Remaining Program Budget	Change <u>LTD</u> from 12/31/20
Revenue					
Levy Collections*	1400.0	1389.5	229.6	1159.9	0.5
Investment Earnings & Other	0.0	10.9	1.1	9.7	0.3
State Assistance	0.0	23.9	1.3	22.6	0.0
Distressed Funds	0.0	33.4	0.3	33.1	0.3
Total Revenue Plan	1400.0	1457.7	232.3	1225.4	1.0
Transfers					
To GF (Maintenance)	(30.0)	(30.0)	(2.4)	(27.6)	0.0
To CEP (Playgrounds DW)	(1.0)	(1.0)	0.0	(1.0)	0.0
To Debt Service (JSCEE Series A Bond)	(10.1)	(10.1)	(2.5)	(7.6)	(2.5)
To GF (Tech Reimbursable)	0.0	(4.7)	(4.7)	0.0	0.0
Total Transfers Plan	(41.1)	(45.8)	(9.6)	(36.2)	(2.5)
Expenditures					
Construction	980.1	1043.1	25.0	1018.2	4.3
Infrastructure	195.2	195.5	21.5	174.0	0.9
Technology	151.7	147.0	19.9	127.1	3.6
Program Reserve	32.0	26.3	0.0	26.3	0.0
Total Expenditure Plan	1358.9	1411.9	66.4	1345.5	8.7
Current Fund Balance			156.4		
Current fund balance excluding Grant			156.4		
Current fund balance of Grant			0.0		

Estimated Ending Fund Balance (Sept. 1, 2027) **0.0**

Numbers presented may not add up precisely to the totals due to rounding

Prior Month Change to Ending Fund Balance:
- No Change

Notes:

*Reduced by .75% Estimated Uncollectable Levy Collections

January FY 20-2021
Capital Programs
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CAPITAL ELIGIBLE PROGRAM ("Other Capital")

(Amounts in \$ Millions)

	Multi-Year Expenditure Budget *	FY09 - FY21 YTD Date thru (1/31/21)	Remaining Program Budget	Change YTD From 12/31/20
Beginning Balance	1.8			
Revenue				
Community Schools Sales	22.2	22.2	0.0	0.0
Property Sales	3.4	3.4	0.0	0.0
Surplus Property Rentals	16.5	15.8	0.7	0.1
Investment Earnings	3.2	3.1	0.0	0.0
Other	4.1	4.1	0.0	0.0
Total	49.5	48.7	0.8	0.2
Transfers				
From BTA III	7.1	7.1	0.0	0.0
To Capital Fund (BTA III)	(7.1)	(7.1)	0.0	0.0
From BEX III (Garfield)	2.2	2.2	0.0	0.0
To General Fund (Technology)	(0.3)	(0.3)	0.0	0.0
To Debt Service (JSCEE Series A)	(27.4)	(16.9)	(10.6)	0.0
To Debt Service (QSCB Interest)	(0.1)	(0.1)	0.0	0.0
From BTA I (Close out)	2.0	2.0	0.0	0.0
To Seattle World School Loan (BTA II)	(3.6)	(3.6)	0.0	0.0
From BTA IV (World School)	3.6	3.6	0.0	0.0
To BTA IV (Technology Loan)	(2.5)	(2.5)	0.0	0.0
From BTA IV (Technology Loan)	2.5	2.5	0.0	0.0
Total	(23.6)	(13.1)	(10.6)	0.0
Expenditures				
CEP Expenditures	14.5	9.5	5.0	0.0
Community Schools Expenditures	5.5	5.5	0.0	0.0
Total	20.0	15.0	5.0	0.0

Current Fund Balance **20.6**

Estimated Ending Fund Balance Community Schools (Sept. 1, 2027)

16.7

Estimated Ending Fund Balance CEP (Sept. 1, 2027)

(10.9)

Total Estimated Ending Fund Balance (Sept. 1, 2027)

5.8

CEP is the continuation of previous "Other Capital" programs

Numbers presented may not add up precisely to the totals due to rounding


* Assumes: CEP is Funding John Stanford Center (JSCEE) Series A Bond Interest Payments through Fiscal Year 2027 and Principal Payments Fiscal Years 2025-2027

Prior Month Change to Ending Fund Balance:

- No Change

Notes:

1. Debt Service Budget Reduced due to JSCEE Series A Bond Refinancing, September 2020.
2. The Budget Includes \$1M for Playground Redevelopment.
3. The Budget includes \$2M for World School commitment.
4. The 18 Year Budget includes Debt Service payments for the JSCEE Series A Bond: FY12 - FY27.
5. \$7M of JSCEE Series A Bond Principal payments between FY15 - FY17 moved to BTA III program underspend.
6. BTA I closeout and BEX III Payback for Garfield have been moved from Revenue to Transfer Category in April, 2015.

Change Order Log Review - March 16, 2021		
1	Wing Luke	Jody Miller Construction, Inc. , CO 16 \$225,599
2	Daniel Bagley	Lydig Construction, CO 17 (\$367,958)
3	Franklin HS Windows & Doors	Sheldrup Building Services Co., CO 5 \$49,690
4	West Seattle HS Roof	Wayne's Roofing, Inc., CO 4 \$211,984
	Reviewed by Lisa Rivera-Smith	
	Signature: 	
	Date: 3/16/2021	



SCHOOL BOARD ACTION REPORT

DATE: March 1, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BEX IV/BTA IV: Resolution 2020/21-23: Acceptance of the Building Commissioning Report for the Daniel Bagley Elementary School Addition project

2. PURPOSE

The purpose of this action is to accept the building commissioning report for the Daniel Bagley Elementary School Addition project, in accordance with WAC 392-344-165, as required to complete the Office of Superintendent of Public Instruction (OSPI) Form D-11 Application to Release Retainage. Approval of the resolution meets identified requirements.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2020/21-23, accepting the building commissioning report for the Daniel Bagley Elementary School Addition project.

4. BACKGROUND INFORMATION

a. Background

Commissioning is a systematic process of documentation and verification to demonstrate that the building mechanical and electrical systems have been correctly installed as identified in the contract documents, function properly, operate efficiently, and can be maintained satisfying the engineer's design intent and the district's operational requirements. The commissioning consultant, Keithly Barber Associates, has satisfactorily completed the commissioning process.

The district's Capital Projects Mechanical/Electrical Coordinator Mike Kennedy has been involved throughout the commissioning process and recommends the acceptance of this effort on the Daniel Bagley Elementary School Addition project located at 7821 Stone Ave. N, Seattle, WA 98103

OSPI, through the School Construction Assistance Program, provides funding assistance to school districts that are undertaking a major new construction or modernization project. The primary documents that form the basis of any agreement between OSPI and the district are the "D-form" documents. These documents, when properly completed and

signed by all parties, form the official notices of agreement and intent on behalf of the district and OSPI.

As noted above, the acceptance of the commissioning report is required for Form D-11 for the release of construction retainage. On this project, the contractor submitted a Retainage Bond (Number: 023207860). Approval of this motion meets the requirements of OSPI to receive state funding assistance.

b. Alternatives

Not accepting this motion could put the district in a position such that we will not receive state funding assistance that is available for this project. Therefore, this alternative is not recommended.

c. Research

- Office of Superintendent of Public Instruction, Form D-11 Application to Release Retainage
- Daniel Bagley Elementary School Commissioning Report, Keithly Barber Associates

5. FISCAL IMPACT/REVENUE SOURCE

Action helps to secure approximately \$1.972 million in state funding assistance. This motion does not represent a specific expenditure.

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 Building Excellence (BEX) IV and Building, Technology, and Academics/Athletics (BTA) IV Capital Levy programs went through extensive community vetting processes and each levy ultimately received 72% approval from voters in February 2013 and February 2016.

7. EQUITY ANALYSIS

The selection of capital levy projects in the BEX IV program was completed in 2013 and in 2016 for the BTA IV program. Projects selected for the BEX IV and BTA IV capital levies 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

This project helps ensure a safe, secure learning environment for every student.

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: OSPI requires School Board acceptance of this report.

10. POLICY IMPLICATION

School Board approval of the commissioning report is consistent with Board Policy No. 6100, Revenues from Local, State and Federal Sources, which states "It is the policy of the Seattle School Board to pursue systematically those funding opportunities that are consistent with district priorities from federal, state and other governmental units, as well as from private and foundation sources," and "The Board agrees to comply with all federal and state requirements that may be a condition for the receipt of federal or state funds..."

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The committee reviewed the motion and _____.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the D-11 Application to Release Retainage will be completed and submitted to OSPI.

13. ATTACHMENTS

- Resolution 2020/21-23 (for approval)
- Commissioning Completion Letter dated, February 6, 2021, (for reference) Keithly Barber Associates
- Commissioning Report dated February 2021 (accepted as part of approving Resolution) (Executive Summary attached; the full report is available upon request from the Capital Projects & Planning Department, 206-252-0990)

**Seattle School District #1
Board Resolution**

Resolution No. 2020/21-23



A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington accepting the Building Commissioning Report by Keithly Barber Associates for the Funded BEX IV/BTA IV Program, Daniel Bagley Elementary School Addition project as part of OSPI D-11 Application to Release Retainage.

WHEREAS, it has been determined that all commissioning activities are complete and the building is operating as the commissioning report states; and

WHEREAS, there is no further action necessary by Keithly Barber Associates or the General Contractor, Lydig Construction, for the Funded BEX IV/BTA IV Program, Daniel Bagley Elementary School Addition project;

NOW THEREFORE, BE IT

RESOLVED, that the Seattle School Board of Directors in accordance with the provisions in WAC 392-344-165, accepts the commissioning report by Keithly Barber Associates for the Funded BEX IV/BTA IV Program, Daniel Bagley Elementary School Addition project as part of the OSPI D-11 Application to Release; and therefore be it further

RESOLVED, that duly certified copies of this resolution shall be presented to the Office of Superintendent of Public Instruction.

ADOPTED this _____ day of _____, 2021

Chandra N. Hampson, President

Brandon K. Hersey, Vice President

Lisa Rivera-Smith, Member-at-Large

Zachary DeWolf

Erin Dury

Leslie Harris

Liza Rankin

ATTEST: _____
Denise Juneau, Superintendent
Secretary, Board of Directors
Seattle School District No. 1
King County, WA



Keithly Barber Associates

Solutions for Better Buildings

Project Memorandum – Daniel Bagley Elementary Modernization and Addition

Seattle Public Schools

FROM: Myra Ferriols, KBA

TO: Eric Becker, SPS and

Copy To: Justine Kim, SOJ

DATE: 2/26/21

SUBJECT: Commissioning Completion

TRANSMITTED VIA EMAIL

Dear Eric,

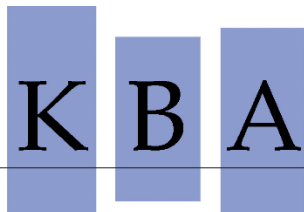
The purpose of this letter is to document the completion of the building commissioning process for Daniel Bagley Elementary Modernization and Addition. KBA developed and executed a commissioning plan, including system functional testing that began in the Summer of 2020. Testing, issue troubleshooting, tracking and resolution continued into the Winter 2021.

The entire process was documented in a Commissioning Record document transmitted to SPS and SOJ dated 2/26/21. Final resolution status for issues discovered, and details of test findings, are included in the report.

At this point KBA recommends that Seattle Public Schools accept the commissioned building systems, including HVAC, lighting controls, domestic hot water, and controlled receptacle systems.

If there are any further questions or concern please let me know. Sincerely,

Myra Ferriols, CCP, LEED AP
Principal | Project Manager



Keithly Barber Associates

Solutions for Better Buildings

Daniel Bagley Elementary Modernization and Addition Seattle Public Schools



Final Commissioning Report Executive Summary

February 2021

KBA Project Manager:
Myra Ferriols, CCP, LEED AP
206-818-8746 (cell)
myra@keithlybarber.com

Section	Final Commissioning Report Table of Contents
1	Executive Summary Introduction Conclusion Commissioning Process Synopsis How Commissioning Benefited This Project Operational Considerations
2	Commissioning Process Description Introduction Commissioning Process Plan Project Specific Commissioning Specification Sections 019113 General Commissioning Requirements 220800 Plumbing Systems Commissioning 230800 HVAC and BAS Systems Commissioning 260800 Electrical Systems Commissioning 270800 Communications Systems Commissioning 280800 Electronic Safety and Security Systems Commissioning
3	Commissioning Issues Log Introduction Resolved Issues Log
4	Limitations of Commissioning
5	Commissioning Record Table of Contents Commissioning Authority Reviews Commissioning Meeting Reports Commissioning Authority Site Observation Reports Contractor System Readiness Documentation Field Performed Functional Performance Test (FPT) Documentation


Introduction


Keithly Barber Associates (KBA) was hired by Seattle Public Schools to serve as the Commissioning Authority (CxA) for the Daniel Bagley Elementary addition and renovation project. The following systems, including their controls, were included the CxA scope of work: HVAC, including integration with fire alarm, domestic hot water generation, pumping and mixing, lighting controls, controlled receptacles, and energy metering.

New building commissioning is a quality-assurance process for achieving, verifying, and documenting that the performance of facilities, systems, and assemblies meet the owner's documented objectives and criteria. The design team, contractor, and subcontractors provide the quality control for design, and the installation and startup of the building systems. Commissioning provides review and quantitative functional testing in order to provide assurance that the quality control efforts of the designers and contractors are carried out.

Conclusion

At the conclusion of functional testing, the systems within the commissioning scope of work were functioning in accordance with the project documents and the functional testing acceptance criteria.

Project Manager:  Date: 2/26/21
Myra Ferriols, CCP, LEED AP

Managing Principal:  Date: 2/26/21
Jeremy Fugere, CCP, LEED AP BD+C

Commissioning Process Synopsis

Commissioning Standards: The commissioning process for this project was designed, documented, and performed in accordance with the following commissioning guidelines and requirements: The Building Commissioning Associations (BCA) Essential Attributes of Building Commissioning and the Washington State Sustainable Protocol (WSSP).

Overview: The process used for commissioning is documented in the Commissioning Process Plan, which appears in the “*Commissioning Process Description*” section of this report. In addition to describing the process, the Commissioning Process Plan lists the equipment & systems that were commissioned, identifies the Commissioning Team that performed the commissioning process, and describes the roles & responsibilities of the commissioning team members. The Commissioning Team, which was led by the Commissioning Authority (CA), consisted of representatives of the owner, the design team, the contractors, and the major equipment suppliers. The commissioning of this project began during Design phase and will conclude with a post-occupancy review. The process is summarized in the following paragraphs. Commissioning Record Appendix to this report contain the documentation of the process. Limitations of Commissioning are described in a separate section of this report.

Design Phase Commissioning: The design phase commissioning process included reviewing the owner’s standards, the Mechanical and Electrical Engineers basis of design, and reviewing the design submittals. Commissioning design submittal reviews focused on verifying the basis of design matched the Owners standards and identifying issues related to long-term systems performance and maintainability, facilitation of the commission process. Construction coordination issues pertaining to commissioning were also coordinated with the owner and AE. Issues raised during design phase commissioning were logged and tracked using design submittal review forms.

Construction Phase Commissioning: During the construction phase of the project, the CA performed regular on-site reviews to identify commissioning related issues before further construction progress made them more difficult to resolve. The contractors, however, were ultimately responsible for providing systems that functioned in accordance with the functional testing acceptance criteria and the project documents. The “Systems Readiness and Pre-Functional Test Preparation” portion of the Commissioning Process Plan documents the procedures and checklists used by the Contractors and the CA to verify that the systems were placed into operation and made ready to comply with the functional testing acceptance criteria in accordance with the project documents. This included documenting systems installation, startup and testing adjusting and balancing (TAB) were completed in accordance with the specified project requirements. After systems readiness and pre-functional test preparation were complete “Functional Performance Test” procedures were performed to document how the systems perform relative to the commissioning acceptance criteria.

Issues discovered during construction phase commissioning were logged in an issue log spreadsheet. The commissioning issues log was regularly updated and distributed to the Commissioning Team. Issues were assigned to responsible parties for resolution. Resolution of the issues was reported to the commissioning team in writing, and subsequently verified by the CA. The complete list of commissioning related issues is presented in the “*Issues Log*” section of this report.

Post occupancy Commissioning: After owner acceptance of the project the commissioning process includes a post-occupancy review. The post-occupancy review occurs in accordance with WSSP requirements, approximately 10 to 12 months after the building is initially occupied. The CA interviews facility staff and

reviews system operation. Acting as the campus technical resource, CA assists the facility staff in addressing any performance or warranty issues. If there are still any outstanding issues, the campus addresses them with the contractors or design team.

How Commissioning Benefited This Project

Commissioning has contributed to the safety, reliability, efficiency, and comfort of this facility. Eighty-two (82) resolved commissioning issues are listed in the Commissioning Issues Log Section of this report. For each issue in the log, a summary of the significance of the issue is included. Examples of some of the benefits resulting from resolving these issues are as follows:

1. **Issue:** Heating hot water differential pressure control was not controlling to the lowest system pressure per the sequences of operation. This would not provide enough heat to all the radiators and heating coils and the building would be cold.

Resolution: ATS reprogrammed the control sequence.

Benefit: Comfort

2. **Issue:** The lighting control was not programmed for best efficiency. Lights were too bright, or did not dim when ambient light was available, or did not turn off and in some cases did not turn on when they supposed to.

Resolution: Lighting rep reprogrammed the control.

Benefit: Safety and Efficiency

3. **Issue:** Several of the damper end switches were not making when they should, which stopped a piece of equipment of running properly.

Resolution: ATS adjusted the end switches as needed.

Benefit: Reliability

Operational Considerations

The instantaneous water heaters are very sensitive to plugged strainers. After startup and throughout functional testing, the strainers needed to be cleaned several times. We did not see this issue on Ingraham HS project which had the exact same water heaters.

The project scope to upgrade the windows of the 1930's building, was value engineered out. This had an affect on the heating system performance. As a result, the heating hot water boiler temp reset top of scale needs to be at 140°F and not the 125°F that is noted in the controls as-builts and record drawings.

Commissioning Process Description Introduction

This section of the report contains the following documents:

- The original accepted version of the Commissioning Process Plan
- The project specifications pertaining to the commissioning process
 - 019113 General Commissioning Requirements
 - 220800 Plumbing Systems Commissioning
 - 230800 HVAC and BAS Systems Commissioning
 - 260800 Electrical Systems Commissioning
 - 270800 Communications Systems Commissioning
 - 280800 Electronic Safety and Security Systems Commissioning

These documents describe the commissioning process. The Commissioning Process Plan describes the equipment & systems that were commissioned, identifies the commissioning team, and describes the roles & responsibilities of the commissioning team members. The process plan was developed with input from the owner and the design phase commissioning team. The contractors' specifications were developed based on the accepted version of the Plan.



SCHOOL BOARD ACTION REPORT

DATE: March 26, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BTA IV: Award Construction Contract K5112, Bid No. 102011, to CDK Construction Services, Inc., for the Ballard High School Exterior Masonry Stabilization 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 \$754,693 including base bid, plus Washington State sales tax, for the Ballard High School Exterior Masonry Stabilization project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5112 with CDK Construction Services, Inc., in the amount of \$754,693, including base bid, 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 Ballard High School Exterior Masonry Stabilization project, located at Ballard High School, 1418 NW 65th Street, Seattle, WA 98117 is funded through the Building, Technology, Academics/Athletics (BTA) IV Capital Levy passed by the voters in February 2016. Completion of this project is scheduled for August 2021 prior to commencement of the 2021/22 school year.

The Ballard High School Exterior Masonry Stabilization project was publicly bid on February 17, 2021, and a total of four (4) contractors submitted bids. The scope of work for this project includes, but is not limited to, replacement of exterior masonry at select locations to provide seismic support ties of the masonry walls at entry locations. Investigations performed in 2017 revealed that there were no masonry ties at the masonry walls at the entry locations. In addition, re-striping of the north parking lot and south parking area are also included within the identified scope of work.

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

The school was constructed in 1999, replacing the previous facility located at the same address, with the school board opting for replacement over modernization, citing too many deficiencies. Prior improvements constructed at Ballard High School since the year 2000 include, greenhouse (2005), safety and science classroom upgrades (2011), energy/gym lights upgrades (2011), exterior building envelope repairs (2013), running track resurface and field lights (2017/18), roof replacement (2017), cladding repairs (2017), solar panel installation (2019) and synthetic turf replacement (2020).

b. Alternatives

Deny Motion. If the motion is denied, the district will not be able to execute the contract to construct the Ballard High School Exterior Masonry Stabilization 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
- 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 \$754,693, plus Washington State sales tax. The revenue source for this motion is from the BTA IV Capital Levy. The total project budget, of which the construction contract is one part, is \$1,391,510.

The revenue source for this motion is from the Building, Technology and Academics/Athletics (BTA) IV Capital Levy.

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 \$475.3 million BTA IV program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2016.

7. EQUITY ANALYSIS

The selection of projects for the BTA IV Capital Levy was completed in 2015. Projects selected for the BTA 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 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

- ☒ 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 the version of Board Policy No. 6220, Procurement, in effect at the time of the drafting of this Board Action Report any contract over \$250,000 must be brought before the board for approval.¹

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The committee reviewed the motion and _____.

¹ A Board Action Report amending Board Policy No. 6220 to increase the thresholds for contract approvals will be introduced to the Board on March 24, 2021 with action scheduled for April 7, 2021. Should the amendment to Board Policy No. 6220 be approved, Board approval for this contract will no longer be required and the Board Action Report will not be introduced to the Board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed date:	On or about May 19, 2021
Anticipated Construction date:	On or about June 24, 2021
Substantial Completion date:	August 12, 2021

13. ATTACHMENTS

- BID Tab (for reference)
- Contract K5112 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0877)

BALLARD HS EXTERIOR MASONRY STABILIZATION

Bid Opening: February 17, 2021 at 3:00 p.m.

Project Manager: Mark Emelko
Consultant: Stemper Architecture Collaborative
Bid No.: B102011

	Contractor #1	Contractor #2	Contractor #3
CONTRACTOR NAME	Good News Group, Inc. Auburn, WA	Regency NW Construction, Inc. Bellevue, WA	Western Ventures Construction Mountlake Terrace, WA
Addendum No. 1 Acknowledged	YES	YES	YES
Contractor's Bid Bond Attachment 2	YES	YES	YES
Subcontractor's Work Listing Attachment 4 (Part 2)	YES	YES	YES
Subcontractor's Work Listing Attachment 5 (Part 3)	YES	YES	YES
TOTAL BASE BID AMOUNT	\$998,790	\$1,270,000	\$1,040,000
UNIT PRICE TOTAL	\$38,150	\$31,800	\$27,900
TOTAL BID EVALUATION AMOUNT	\$1,036,940	\$1,301,800	\$1,067,900

BALLARD HS EXTERIOR MASONRY STABILIZATION

Bid Opening: February 17, 2021 at 3:00 p.m.

Project Manager: Mark Emelko
Consultant: Stemper Architecture Collaborative
Bid No.: B102011

	Contractor #4	Contractor #5	Contractor #6
CONTRACTOR NAME	CDK Construction Services, Inc. Duvall, WA		
Addendum No. 1 Acknowledged	YES		
Contractor's Bid Bond Attachment 2	YES		
Subcontractor's Work Listing Attachment 4 (Part 2)	YES		
Subcontractor's Work Listing Attachment 5 (Part 3)	YES		
TOTAL BASE BID AMOUNT	\$722,703		
UNIT PRICE TOTAL	\$31,990		
TOTAL BID EVALUATION AMOUNT	\$754,693		



SCHOOL BOARD ACTION REPORT

DATE: March 26, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BEX V: Award Construction Contract P5163, to Wayne's Roofing, Inc., for the Franklin High School Gymnasium Re-Roof and Seismic Upgrades project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract with Wayne's Roofing, Inc., in an amount not to exceed \$2,166,678, including base bid, plus Washington State sales tax, for the Franklin High School Gymnasium Re-Roof and Seismic Upgrades project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5163 with Wayne's Roofing, Inc., in an amount not to exceed \$2,166,678, including base bid, 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 Franklin High School Gymnasium Re-Roof and Seismic Upgrades project, located at Franklin High School Gymnasium, 2800 Rainier Ave. S, is funded through the Building Excellence (BEX) V Capital Levy passed by the voters in February 2019. Completion of this project is scheduled for August 2021 prior to commencement of the 2021-22 school year.

The Franklin High School Gymnasium Re-Roof and Seismic Upgrades project construction contract was secured via alternative procurement through the utilization of the E & I Purchasing Cooperative, Inc. The scope of work for this project includes roof replacement, seismic improvements, and mechanical and electrical work as needed to facilitate the roof replacement. The scope of work also includes architectural and building envelope design input for the project.

This motion allows the district to execute a construction contract with Wayne's Roofing, Inc., through the E & I Purchasing Cooperative.

The original school gymnasium was constructed in 1958. Prior improvements constructed at Franklin High School Gymnasium Building since the year 2000 include the 2006 Athletic Fields Upgrades, 2015 Track Replacement, 2016 Synthetic Turf Replacement, and 2021 Athletic Field Lighting projects.

b. Alternatives

Deny Motion. If the motion is denied, the district will not be able to execute the contract to construct the Franklin High School Gymnasium Re-Roof and Seismic Upgrades 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 Assessment Reports dated May 2009 and August 2014
- 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 in the amount that is not to exceed \$2,166,678, plus Washington State sales tax. The revenue source for this motion is from the BEX V Capital Levy. The total project budget, of which the construction contract is one part, is \$3,439,171.

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 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 the version of Board Policy No. 6220, Procurement, in effect at the time of the drafting of this Board Action Report any contract over \$250,000 must be brought before the board for approval.¹

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The committee reviewed the motion and _____.

¹ A Board Action Report amending Board Policy No. 6220 to increase the thresholds for contract approvals will be introduced to the board on March 24, 2021, with action scheduled for April 7, 2021. Should the amendment to Board Policy No. 6220 be approved, board approval for this contract will no longer be required and the Board Action Report will not be introduced to the board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed date:	May 19, 2021
Anticipated Construction date:	June 24, 2021
Substantial Completion date:	August 11, 2021

13. ATTACHMENTS

- Contract P5163 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0877)



SCHOOL BOARD ACTION REPORT

DATE: March 26, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BTA III/BEX IV: Award Construction Contract P5133 for the McClure Middle School Seismic and Science Room Improvements project and Budget Transfer

2. PURPOSE

The purpose of this action is to authorize the Superintendent to enter into a construction contract in the amount of \$2,630,400, plus Washington State sales tax, for the McClure Middle School Seismic and Science Room Improvements project. The McClure Middle School Seismic and Science Room Improvement project budget will be increased with a one-time fund transfer in the amount of \$225,000 from the Building, Technology and Academics/Athletics (BTA) III Core 24 Allocation and \$1,625,000 from the Building Excellence (BEX) IV Program Contingency.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to enter construction contract P1533 with CDK Construction Services, Inc. in the amount of \$2,630,400, 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 McClure Middle School Seismic and Science Room Improvements project is located at 1915 1st Ave W, Seattle, WA 98119, and is funded through the 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 2022/23 school year.

The McClure Middle School Seismic and Science Room Improvements project was publicly bid March 10, 2021, and a total of 4 contractors submitted bids. The scope of work for this project includes science classroom renovations and structural improvements; installation of protection walls over existing masonry along exiting path corridors; and strengthening of roof and floor diaphragm capacity by installation of Fiber Reinforced Polymer (FRP) reinforcement.

This motion allows the district to execute a construction contract with CDK Construction Services, Inc., which was the lowest responsive, responsible bidder. The McClure Middle School Seismic and Science Room Improvement project budget will be increased with a transfer of \$225,000 from the BTA III Core 24 Allocation and \$1,625,000 from the BEX IV Program Contingency. The transfer will adjust the original McClure Middle School Seismic and Science Room Improvements project budget of \$1,912,677 to the current estimated total project budget of \$3,762,677.

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

b. Alternatives

Deny Motion. If the motion is denied, the district will not be able to execute the contract to start construction on the McClure Middle School Seismic and Science Room Improvement project. Not funding the adjustment of the project budget would negatively impact project success in meeting district educational specifications and operational goals. 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 & 2015 Seattle Existing Building Code
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

This motion would authorize a construction contract in the amount of \$2,630,400 plus Washington State sales tax. To support the contract authorized under this motion \$225,000 would be transferred from the BTA III Core 24 Center and \$1,625,000 would be transferred from the BEX IV Program Contingency to the project budget. The overall project budget is adjusted as shown below:

Project Budget:

BEX IV Original Project Budget	\$ 1,912,677
BEX IV Program Contingency Transfer	\$ 1,625,000
BTA III Core 24 Allocation Transfer	\$ 225,000
Adjusted Total Project Budget	\$ 3,762,677

The revenue source for this motion is from the BTA III and the BEX IV Capital Levies.

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 BTA III and BEX IV capital levies went through extensive community vetting process and ultimately received 73% (BTA III) approval from voters in February 2010 and 72% (BEX IV) approval from voters in February 2013.

7. EQUITY ANALYSIS

The selection of projects in the BTA III program was done in 2009 and in 2012 for the BEX IV program. 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 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

- ☒ 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. 6000, Program Planning, Budget Preparation, Adoption and implementation Policy
- ☐ Other: _____

10. POLICY IMPLICATION

Per the version of Board Policy No. 6220, Procurement, in effect at the time of the drafting of this Board Action Report any contract over \$250,000 must be brought before the board for approval.¹

Per School Board Policy No. 6000, Program Planning, Budget Preparation, Adoption, and Implementation, item number D, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.”

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The committee reviewed the motion and _____.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the district will be able to proceed with the project and the construction contract will be executed and a Notice to Proceed will be issued to the contractor.

Anticipated Notice to Proceed Date:	May 19, 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)

¹ A Board Action Report amending Board Policy No. 6220 to increase the thresholds for contract approvals will be introduced to the Board on March 24, 2021 with action scheduled for April 7, 2021. Should the amendment to Board Policy No. 6220 be approved, Board approval for this contract will no longer be required and the Board Action Report will not be introduced to the Board.

13. ATTACHMENTS

- Bid Tab (for reference)
- Contract P5133 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0877)

MCCLURE MIDDLE SCHOOL SCIENCE CLASSROOM AND SEISMIC IMPROVEMENTS

Bid Opening: March 10, 2021 at 3:00 p.m.

Project Manager: Milton Huertas
Consultant: Rolluda Architects
Bid No.: B102039

	Contractor #1	Contractor #2	Contractor #3
CONTRACTOR NAME	Reynolds General Contracting, Inc. Redmond, WA	Bayley Mercer Island, WA	CDK Construction Services, Inc. Duvall, WA
Addendum No. 1 Acknowledged	YES	YES	YES
Contractor's Bid Bond Attachment 2	YES	YES	YES
Contractor's Work Listing Attachment 4	YES	YES	YES
Contractor's Work Listing Attachment 5	YES	YES	YES
TOTAL BASE BID AMOUNT	\$2,887,000	\$2,698,000	\$2,623,000
UNIT PRICE TOTAL	\$5,900	\$5,064	\$7,400
TOTAL BID EVALUATION AMOUNT	\$2,892,900	\$2,703,064	\$2,630,400

MCCLURE MIDDLE SCHOOL SCIENCE CLASSROOM AND SEISMIC IMPROVEMENTS

Bid Opening: March 10, 2021 at 3:00 p.m.

Project Manager: Milton Huertas
Consultant: Rolluda Architects
Bid No.: B102039

	Contractor #4	Contractor #5	Contractor #6
CONTRACTOR NAME	Forma Construction Company Olympia, WA		
Addendum No. 1 Acknowledged	YES		
Contractor's Bid Bond Attachment 2	YES		
Contractor's Work Listing Attachment 4	YES		
Contractor's Work Listing Attachment 5	YES		
TOTAL BASE BID AMOUNT	\$2,729,000		
UNIT PRICE TOTAL	\$7,252		
TOTAL BID EVALUATION AMOUNT	\$2,736,252		



SCHOOL BOARD ACTION REPORT

DATE: March 26, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BEX IV: Award Construction Contract P5161, Bid No. B102014, to M.J. Takisaki, Inc., for the Roxhill Building 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 \$456,059, including base bid plus Alternates #1 and #2, plus Washington State sales tax, for the Roxhill Building Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5161 with M.J. Takisaki, Inc., in the amount of \$456,059, including base bid plus Alternates #1 and #2, 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 Roxhill Building Seismic Improvements School project, located at 9430 30th Ave. SW, Seattle, WA 98126, is funded through the Building Excellence (BEX) IV Capital Levy passed by the voters in February 2013. Completion of this project is scheduled for August 2021 prior to commencement of the 2021-22 school year.

The Roxhill Building Seismic Improvements project was publicly bid on March 18, 2021, and a total of six contractors submitted bids. The scope of work for this project includes reducing the height of existing chimney, improving shear wall capacity in certain classrooms and corridors, and improving roof to wall connections in the gymnasium, covered play, and auditorium.

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

The school was constructed in 1958. Prior improvements constructed at the Roxhill Building since the year 2000 include a roof, seismic upgrade, and fire alarm in 2002, and interior, exterior, accessibility, and mechanical upgrades in 2010.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the Roxhill Building 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

- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- January 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- 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 \$456,059, 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 \$883,851.

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 \$694.9 million BEX IV program went through an extensive community vetting process and ultimately received 72% approval from voters in 2013.

7. EQUITY ANALYSIS

The selection of projects in the BEX IV program was done in 2012 and was intended to address capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as would be done as part of the district's current capital planning efforts.

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

- ☒ 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 the version of Board Policy No. 6220, Procurement, in effect at the time of the drafting of this Board Action Report any contract over \$250,000 must be brought before the board for approval.¹

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The committee reviewed the motion and _____.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed date:	May 17, 2021
Anticipated Construction date:	June 21, 2021
Substantial Completion date:	August 13, 2021

¹ A Board Action Report amending Board Policy No. 6220 to increase the thresholds for contract approvals will be introduced to the board on March 24, 2021, with action scheduled for April 7, 2021. Should the amendment to Board Policy No. 6220 be approved, board approval for this contract will no longer be required, and the Board Action Report will not be introduced to the board.

13. ATTACHMENTS

- Bid Tab (for reference)
- Contract P5161 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0877)

ROXHILL BUILDING SEISMIC IMPROVEMENTS

Bid Opening: March 18, 2020 at 2:00 p.m.

Project Manager: Tom Gut
Consultant: Harthorne Hagen Architects
Bid No.: B102014

	Contractor #1	Contractor #2	Contractor #3
CONTRACTOR NAME	Talakai Seattle, WA	Takisaki Seattle, WA	James Company Monroe, WA
Addendum No. 1 Acknowledged	YES	YES	YES
Contractor's Bid Bond Attachment 2	YES	YES	YES
TOTAL BASE BID AMOUNT	\$612,174	\$379,243	\$524,900
Alt. Bid No. 1 Improve shear wall capacity at additional selected existing walls	\$76,886	\$45,017	\$30,000
Alt. Bid No. 2 Improve shear wall capacity at additional selected existing walls	\$74,886	\$31,799	\$20,000

ROXHILL BUILDING SEISMIC IMPROVEMENTS

Bid Opening: March 18, 2020 at 2:00 p.m.

Project Manager: Tom Gut
Consultant: Harthorne Hagen Architects
Bid No.: B102014

	Contractor #4	Contractor #5	Contractor #6
CONTRACTOR NAME	Bayley Mercer Island, WA	Emtech, LLC Centralia, WA	Good News Group Auburn, WA
Addendum No. 1 Acknowledged	YES	YES	YES
Contractor's Bid Bond Attachment 2	YES	YES	YES
TOTAL BASE BID AMOUNT	\$586,000	\$447,900	\$475,900
Alt. Bid No. 1 Improve shear wall capacity at additional selected existing walls	\$56,000	\$49,200	\$36,000
Alt. Bid No. 2 Improve shear wall capacity at additional selected existing walls	\$49,000	\$44,900	\$29,000



SCHOOL BOARD ACTION REPORT

DATE: March 25, 2021
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: April 21, 2021
For Action: May 5, 2021

1. TITLE

BEX V: Final Acceptance of Contract P5140 with FieldTurf USA for the Athletic Field Improvements at Ballard High School project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract P5140 with FieldTurf USA for the Athletic Field Improvements at Ballard High School project. Board approval allows the district to submit required documents to the State of Washington Department of Labor & Industries, Department of Revenue and Employment Security Department and closeout the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract P5140 with FieldTurf USA for the Athletic Field Improvements at Ballard High School project as final.

4. BACKGROUND INFORMATION

a. Background

The Athletic Field Improvements at Ballard High School project is located at 1418 NE 65th Street, Seattle, WA 98117, was funded through the Building Excellence (BEX) V Capital Levy passed by the voters in February 2019. The scope of work for this project includes: demolition of the existing synthetic turf field; restoration and leveling of the existing permeable aggregate base; installation of an elastic layer (e-layer) pad; installation of soccer goal anchors and ball control netting; installation of a new supplemental pad; installation of a new synthetic turf field consisting of cork and sand infill; clean-up and restoration.

The Athletic Field Improvements at Ballard High School project was publicly bid on May 7, 2020, with a total of three bids received. FieldTurf USA was deemed the low, responsive, responsible bidder. The consulting architect, D.A. Hogan & Associates, recommended acceptance of the bid.

FieldTurf USA has successfully completed the contract work and the consulting architect, D.A. Hogan & Associates, agrees and recommends final acceptance of the project. The Athletic Field Improvements at Ballard High School project was completed with funds from the BEX V Capital Levy and totaled \$816,870. Underspend will be transferred to the BEX V program contingency.

b. Alternatives

Not accepting the project in a timely manner could put the district in a position subject to litigation. Therefore, this alternative is not recommended.

c. Research

- Coordination meetings with district facilities and other stakeholders throughout the design process.
- Natural and Synthetic Turf, A Comparative Analysis, San Francisco Recreation & Parks

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contract from the BEX V Capital levy funds. No outstanding invoices remain.

During the project, one Change Order was issued, comprised of one Construction Change Directive. Change Orders totaled \$16,449 plus Washington State sales tax (WSST). Change Order expenditures totaled 2.4% of the construction contract amount with the most significant expenditures associated with the addition of 4 soccer goals and nets to replace the existing goals and net that were in significant disrepair.

Contractor:	FieldTurf USA
Contract Amount	\$663,566
Change Orders	\$ 16,479
WSST	<u>\$ 68,684.</u>
Total Contract including WSST	\$748,729
Project Retention	\$ Bond

Director of Accounting, Amy Fleming, confirmed budget details on March 18, 2020 (via email)

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

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

This project ensures a safe, secure learning environment for every student.

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

For purposes of avoiding disputes over the timing of the filing of liens, the School Board should accept the work on a construction project as finally complete prior to the release of retention.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 1, 2021. The Committee reviewed the motion and _____.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of completed project by School Board	May 5, 2021
Release of retainage bond	June 2021
Contractor's one-year warranty period ends	August 25, 2021

13. ATTACHMENTS

- Architect's Letter of Recommendation (for reference)

February 3, 2021



Conrad Plyler
Seattle School District
2445 Third Avenue South
Seattle, WA 98134

cc: Greg Weisbrich, Fieldturf

Re: Athletic Field Improvements at Ballard High School – FINAL COMPLETION

Conrad:

We recommend Final Completion acceptance of the Athletic Field Improvements at Ballard High School project as constructed by Fieldturf as defined by General Requirements and subject to the terms of the project warranty

The contractor has completed the required work and all punch list items have been completed. Operation & Maintenance Manuals have been provided by the contractor.

Please do not hesitate to contact me if you have any questions regarding these issues.

Sincerely,

A handwritten signature in black ink, appearing to read "JB", is positioned above the printed name.

Jeffrey Burke PE
D.A. Hogan & Associates, Inc.

SITE	COMPLETION DATE	SCOPE	FUNDING SOURCE(S)	TOTAL BUDGET	FISCAL YEAR 2022 BUDGET
New Construction, Additions, & Modernizations					
Aki Kurose Middle School	Fall 2025	Design Only	BEX V	8,000,000	1,000,000
Alki School	Fall 2025	New Construction	BEX IV/BEX V/SCAP	66,856,808	1,337,136
Asa Mercer School	Fall 2025	New Construction	BEX V/SCAP	152,542,598	3,050,852
Captain George W. Kimball Elementary School	Fall 2023	New Construction	BEX V/SCAP	84,563,883	27,060,443
Daniel Bagley School	Fall 2020	Modernization & Addition	BTA III/BEX IV/BTA IV/SCAP/CSR	40,644,411	751,831
Frantz H. Coe School	Fall 2021	6 Classroom Addition	BTA IV/DSG	7,900,000	474,000
James Madison Intermediate School	Fall 2022	8 Classroom Addition	BEX V/DSG	10,500,000	6,825,000
John Rogers School	Fall 2025	New Construction	BEX IV/BTA IV/BEX V/DSG/SCAP	91,537,404	1,830,748
Leschi School	Fall 2022	4 Classroom Addition	BEX V/DSG	4,400,000	2,860,000
Lincoln High School Phase II	Fall 2022	Auditorium & Seismic Improvements	BEX V/SCAP	30,068,384	11,166,405
Magnolia School Phase II	Fall 2021	6 Classroom Addition	BEX IV/BTA IV/DSG	6,300,000	258,000
Montlake School	Fall 2025	Modernization	BTA III/BEX IV/BEX V/SCAP	64,821,447	1,296,429
Northgate School	Fall 2023	New Construction	BEX IV/BEX V/SCAP	90,272,294	28,887,134
Rainier Beach School	Fall 2025	New Construction	BEX IV/BEX V/SCAP	238,150,426	11,907,521
Sacajawea School	Fall 2025	Design Only	BEX V	4,000,000	250,000
Van Asselt School w/ Playground	Fall 2023	30 Classroom Addition, Gymnasium, Playground	BEX V	44,247,436	1,418,403
Viewlands School	Fall 2023	New Construction	BEX V/DSG/SCAP	88,094,475	28,190,232
Webster School	Fall 2020	Modernization	BTA IV	40,707,094	509,484
West Seattle Elementary School	Fall 2022	12 Classroom Addition, Exterior Doors	BEX V/CSR	28,316,878	12,109,735
West Woodland School	Fall 2021	12 Classroom Addition	BEX V/DSG/CSR	21,365,600	589,968
Wing Luke Elementary School	Fall 2021	New Construction	BEX IV/BTA III/SCAP	47,513,684	1,792,966
Facility & Systems Upgrades					
Aki Kurose Middle School	Fall 2022	Science Lab	BEX IV	1,000,000	1,000,000
Bailey Gatzert School	Fall 2023	Electrical System Upgrade	BEX V	1,882,225	376,445
Ballard High School	Fall 2022	Masonry/Cladding, Windows & Exterior Doors	BTA IV	1,391,510	556,509
Beacon Hill International School	Fall 2022	Site Improvements	BEX V	64,142	51,314
Beacon Hill International School	Fall 2022	Ceiling Fans	BEX V	472,625	378,100
Beacon Hill International School	Fall 2022	Sound Attenuation	BEX V	253,192	202,553
Captain Stephen E. Sanislo School	Fall 2022	Parent Drop Off	BEX V	580,785	464,628
Captain Stephen E. Sanislo School	Fall 2022	Site Improvements	BEX V	431,322	345,058
Captain Stephen E. Sanislo School	Fall 2022	Ceiling Fans	BEX V	337,589	270,071
Captain Stephen E. Sanislo School	Fall 2022	Sound Attenuation	BEX V	253,192	202,553
Catherine Blaine School	Fall 2022	Exterior Doors	BEX V	316,039	252,832
Catherine Blaine School	Fall 2023	Ceiling Fans	BEX V	585,154	117,031
Catherine Blaine School	Fall 2023	Electrical System Upgrade	BEX V	6,990,416	3,495,208
Columbia Annex	Fall 2022	Fire Alarm System Improvements	BEX V	42,783	42,783
Columbia School	Fall 2022	Ceiling Fans	BEX V	351,093	70,219
Dearborn Park School	Fall 2022	Sound Attenuation	BEX V	253,192	202,553
Franklin High School	Fall 2022	Fire Alarm System Improvements	BEX V	1,566,153	1,566,153
Franklin High School - Gym	Fall 2022	Electrical Service	BTA IV	1,959,007	1,959,007

SITE	COMPLETION DATE	SCOPE	FUNDING SOURCE(S)	TOTAL BUDGET	FISCAL YEAR 2022 BUDGET
Facility & Systems Upgrades Continued					
Gatewood School	Fall 2022	Exterior Doors	BEX V	162,302	129,842
Gatewood School	Fall 2022	HVAC Upgrades	BTA IV	5,557,069	4,445,655
Graham Hill School	Fall 2022	Exterior Doors	BTA IV	161,312	129,050
Graham Hill School	Fall 2022	Fire Alarm System Improvements	BTA IV	295,854	236,683
Green Lake School	Fall 2022	Sound Attenuation	BEX V	253,192	202,553
Green Lake School	Fall 2022	Exterior Doors	BEX V	128,755	103,004
James A. Garfield High School	Fall 2022	Exterior Doors	BTA IV	478,485	478,485
James A. Garfield High School	Fall 2022	Exterior Cladding	BEX V	555,776	150,000
James Monroe Intermediate School (Salmon Bay)	Fall 2022	Ceiling Fans	BEX V	495,131	396,104
John Muir School	Fall 2022	Intercom Replacement & Sound Attenuation	BTA IV/BEX V	474,301	379,440
John Muir School	Fall 2022	Pre-k Classroom Addition	BEX V/DSG	700,000	600,000
JSCEE Central Kitchen Upgrades	Fall 2022	Central Kitchen Upgrades	BEX IV/BEX V	1,500,000	1,000,000
Lafayette School	Fall 2022	HVAC & Sprinkler Upgrades	BTA III	3,537,400	2,299,310
Leschi School	Fall 2022	Exterior Doors	BEX V	181,521	145,217
Lowell	Fall 2022	Ceiling Fans	BEX V	889,434	177,887
Louisa Boren School	Fall 2022	HVAC Upgrades	BEX V	4,364,870	3,491,896
Maple School	Fall 2022	Ceiling Fans	BEX V	517,636	414,109
Maple School	Fall 2022	Sound Attenuation	BEX V	253,192	202,553
McDonald International Schools	Fall 2023	Ceiling Fans	BEX V	491,530	98,306
Nathan Eckstein School	Fall 2022	Ceiling Fans	BEX V	1,095,409	1,000,000
Nathan Eckstein School	Fall 2022	Exterior Cladding	BTA IV	1,761,063	1,761,063
Nathan Eckstein School	Fall 2022	Science Lab	BEX IV	1,000,000	1,000,000
North Beach School	Fall 2021	Exterior Doors	BEX V	105,070	70,000
North Beach School	Fall 2022	HVAC Upgrades	BEX V/DSG	3,100,000	2,015,000
North Queen Anne Phase II	Fall 2022	Facility & Systems Improvements	BTA IV/BEX V	4,705,938	1,722,375
Queen Anne	Fall 2022	Ceiling Fans	BEX V	444,717	88,943
Roosevelt High School	Fall 2022	Exterior Cladding	BEX V	898,134	718,507
View Ridge School	Fall 2023	Ceiling Fans	BEX V	585,154	117,031
Wedgwood School	Fall 2021	Exterior Doors	BTA IV	121,523	20,000
Whitworth School (Orca)	Fall 2022	Exterior Doors	BTA IV	131,440	105,152
Whitworth School (Orca)	Fall 2022	Fire Alarm System Improvements	BTA IV	323,558	258,846
Whitworth School (Orca)	Fall 2022	Security Improvements (Doors and Window Alarms)	BTA IV	137,872	110,298
Worth McClure School	Fall 2021	Science Lab	BEX IV	1,000,000	500,000
Worth McClure School	Fall 2022	Exterior Cladding	BEX V	2,864,907	1,432,453
Worth McClure School	Fall 2022	Exterior Doors	BEX V	306,024	153,012
Worth McClure School	Fall 2022	Exterior Windows	BEX V	2,309,289	1,154,644
Playground & Field Upgrades					
AED Defibrillator	Ongoing	Defibrillator Batteries DW	BTA IV	103,694	50,000
Ballard High School	Fall 2020	Synthetic Field Replacement	BEX V	2,052,518	200,000
Catherine Blaine School	Fall 2021	Playground	BEX V	108,202	86,561
Edward S. Ingraham School	Fall 2022	Track Replacement	BTA IV	600,306	480,245

SITE	COMPLETION DATE	SCOPE	FUNDING SOURCE(S)	TOTAL BUDGET	FISCAL YEAR 2022 BUDGET
Playground & Field Upgrades Continued					
Fort Lawton/Discovery	Fall 2023	New Natural Field	BEX V	8,762,490	4,381,245
Gatewood School	Fall 2022	Playground	BEX V	189,353	151,482
Graham Hill School	Fall 2022	Playground	BEX V	202,553	162,043
James Madison Intermediate School	Fall 2021	Synthetic Field & Field Lights	BEX V	2,705,040	250,000
Jane Addams Junior High	Fall 2021	Synthetic Field Replacement & Field Lights	BTA IV/BEX V	4,370,051	750,000
John Hay School	Fall 2022	Playground	BEX V	189,353	151,482
John J. McGilvra School	Fall 2022	Field	BEX V	482,521	96,504
Laurelhurst School	Fall 2022	Playground	BEX V	168,794	135,036
Leschi School	Fall 2022	Playground	BEX V	108,202	86,561
Marcus Whitman Junior High School	Fall 2021	Field Lights	BEX V	1,256,283	250,000
Nathan Hale School	Fall 2021	Synthetic Field Replacement, Track Resurfacing, Batting Cages	BTA IV	1,630,869	500,000
View Ridge School	Fall 2022	Playground	BEX V	189,353	151,482
Wedgewood School	Fall 2023	Playground	BEX V	393,847	196,920
West Seattle High School	Fall 2021	New Synthetic Field	BEX V	364,140	50,000
Roof & Seismic Improvements					
Aki Kurose Middle School	Fall 2022	Seismic Improvements	BEX IV	1,762,215	1,762,215
Columbia Annex	Fall 2022	Seismic Improvements	BEX V	88,428	70,742
Columbia School	Fall 2022	Seismic Improvements	BEX V	477,059	95,412
Franklin High School Gym	Fall 2022	Roof Replacement	BEX V	3,439,171	2,751,337
Graham Hill School	Fall 2022	Seismic Improvements	BEX IV	1,393,959	1,115,167
Lafayette School	Fall 2021	Seismic Improvements	BEX IV	873,825	200,000
Nathan Eckstein School	Fall 2022	Seismic Improvements	BEX IV	5,554,117	1,000,000
North Beach School	Fall 2022	Seismic Improvements	BEX IV	300,000	240,000
Queen Anne Gym	Fall 2023	Roof Replacement	BEX V	2,526,812	505,362
Roxhill School	Fall 2021	Seismic Improvements	BEX IV	883,851	100,000
Thurgood Marshall Elementary School	Fall 2022	Roof Replacement	BEX V	4,696,357	3,757,086
Wedgwood School	Fall 2021	Seismic Improvements & Roof Coating	BEX IV/BEX V	2,894,906	250,000
Worth McClure School	Fall 2022	Seismic Improvements	BEX IV	912,677	912,677
Academics and Capacity Management					
Capacity Management & Portables			BTA IV/BEX V	12,000,000	4,000,000
Program Placement (New Programs) Districtwide			BTA III/BTA IV/BEX V	19,531,615	1,200,000
Special Education Improvements			BTA IV/BEX V	6,300,000	500,000
Teacher Professional Development Days			BTA III	8,922,198	5,000,000
Districtwide Support					
Custodial/Grounds/Maintenance Equipment			BTA III/BEX IV/BTA IV/BEX V	6,100,000	500,000
Downtown School Study			BEX IV	5,000,000	3,000,000
Emergency Field Repairs			BTA III	939,600	200,000
Lunchroom Tables			BTA IV/BEX V	1,000,000	150,000
Nutritional Services Equipment			BEX IV/BTA IV/BEX V	2,550,000	1,500,000
Property Acquisition			BTA IV/BEX V	45,000,000	10,000,000

SITE	COMPLETION DATE	SCOPE	FUNDING SOURCE(S)	TOTAL BUDGET	FISCAL YEAR 2022 BUDGET
Districtwide Support Continued					
Security Cameras/Systems			BEX IV/BTA IV	7,020,000	1,500,000
Water Testing and Risk Management			BEX III	1,164,848	100,000
Support Services					
BTA V Levy Planning			BEX V	4,000,000	1,000,000
Moving and Relocation			BEX V	500,000	500,000
Property Management (CEP)			CEP	1,000,000	200,000
Project Management (PM) Software Licenses			BEX IV	2,000,000	195,000
Staff & Administration (Direct & Indirect)			BTA IV/BEX V	49,744,303	9,157,620
Volunteer Projects @ Multiple Locations			BTA III	200,000	30,000
SCWA Administration			BTA II/BTA IV	905,296	452,648
Technology					
Student Learning and Support			BEX IV/BTA IV/BEX V	123,903,000	22,200,000
District Systems and Data			BTA IV/BEX V	63,314,000	8,000,000
Infrastructure and Security			BEX IV/BTA IV/BEX V	72,008,000	17,500,000
TRANSFERS (INTER/INTRA FUND)					
JSCEE Series A Bond			BEX V/CEP	16,438,800	2,822,483
Major Preventative Maintenance and Billable			BTA IV/BEX V	48,000,000	14,300,000
Measures of Academic Progress (MAP) Licenses			BTA IV	3,500,000	536,010
Facilities Technology			BTA IV	901,200	150,200
IT Maintenance Software			BTA IV/BEX V	Included in Tech	2,800,000
Ongoing Technology Support			BTA IV/BEX V	Included in Tech	8,000,000
Science, Technology, Engineering, Mathematics (STEM)			BTA IV/BEX V	900,000	150,000
Teacher Training			BTA IV/BEX V	Included in Tech	1,500,000
Program Reserves					
Budget Capacity & Program Reserve			ALL FUNDS		29,020,155
Emergency Projects @ Various Locations DW			CEP		300,000
TOTAL CAPITAL EXPENDITURE PLAN (PRELIMINARY DRAFT BUDGET)				\$	349,780,397

Funding Sources:*DSG: Distressed Schools Grant Funds**SCAP: School Construction Assistance Program Funds**BTA III/BEX IV/BTA IV/BEX V: Local Levy Funds**CEP: Capital Eligible Program**CSR: Class Size Reduction Grant*

Date: April 1, 2021
To: Seattle School Board Operations Committee
From: Nancy Locke, Consultant
Subject: Update on Student and Community Workforce Agreement

Please find below an update concerning efforts associated with the Student and Community Workforce Agreement (SCWA). The program is progressing with recommendations being implemented. The Seattle School Board directed an Advisory Task Force to consider a potential Student-Community Workforce Agreement for Seattle Public Schools (SPS). The Task Force unanimously recommended a SCWA. The SCWA has been negotiated and was adopted with the Seattle- King County Building Trades Council October 2020. CTE program work is underway although not reviewed in this report.

Progress to Date

1. **Overview:** The Capital Projects and Planning has successfully prepared for timely implementation of the SCWA with associated contract provisions incorporated into their specifications. Five SCWA projects are now incorporating the SCWA with additional projects to be bid soon.
2. SCWA program administration costs remain within the projected budget given to the Seattle School Board during their consideration of the SCWA.
3. **Preparation for Administration**
 - All forms, materials and implementation strategies have been created, reviewed and are undergoing final scrubs for timely implementation.
 - A training program and on-boarding process has been prepared and successfully piloted with (a) education workshops, (b) a contractor training manual, and (c) the required per-project executive negotiations for SCWA execution by project.
4. **Bid Pricing and Risk/Cost Analysis:**

The risk of additional cost in bid pricing was analyzed in the Final Report to the School Board prior to adoption of the SCWA. The Advisory Task Force analyzed this risk and reported no evidence demonstrating appreciable, verified risk to cost increase or a reduced bid pool.

Third party independent cost estimators determined a cost inflator for estimating was prudent for incorporation of the SCWA, reportedly between 3% and 10%. General Contractor/Construction Managers when estimating their projects are seeing a similar influence regarding their cost estimates. The cost estimates currently accessible in time for this report have used a 3-7% inflator on the full project costs, including inflation of contractor profits, supplies, and materials, as well as construction cost alone.

Rainier Beach High School has been the only project bid (using the GC/CM model) with the SCWA to-date; the selected contractor is within what Director Best reported to be a typical cost for general condition costs and with the normal "bid" pool. Four additional GC/CM projects will incorporate the SCWA and require integration by a negotiated, mutually agreed-upon change order, which has not yet been completed. The GC/CM contractors requested an indemnification clause be incorporated into the construction change order to limit their liability should the SCWA be disputed by bidders.

5. Outreach, Recruitment, and the CTE program

To date the current five projects will be constructed by either Lydig or Cornerstone. These GC/CM contractors appear willing to provide outreach, recruitment, and connectors to successfully pursue workers as identified in the SCWA. Reliance on the GC/CM is remarkable. All public agencies instead separately contract such support services on behalf of their entire program with skilled community-based

organizations (CBOs). Director Best is now reviewing how to best systemize this work for a long-term approach.

- (a) The GC/CM model does not easily or reliably transition to remaining 2021 projects because upcoming projects are design/bid/build with the responsive, responsible low bidders winning the work.
- (b) Other public agencies instead contract directly with Community Based Organizations (CBOs) to avoid creating a competing environment amongst the General Contractors. Absent an SPS program-wide CBO approach, contractors must compete with each other for workers, for the necessary relationships with all the pre-apprenticeship and apprenticeship programs, for attention by qualified workers, and for SPS graduates. A single set of relationships on behalf of all contractors is used by other local public agencies to align these efforts and relationships toward the common goal.
- (c) Third, it is a costly approach as efforts must be duplicated by each contractor.

This leads to the recommendation (see Recommendations below) for SPS to contract with community-based organizations for recruitment and supports for projects not yet under contract.

6. Acceptable Worksites

Implementation of Acceptable Worksite practices is successfully underway. Acceptable Worksites assures training to all onsite management and construction workers regarding contract protections against micro-aggressions, bullying, and hazing. SPS is the first agency to incorporate deliberate training and resource access for both gender identity and sexual orientation resources.

7. City of Seattle – Memorandum of Agreement (MOA) for staffing

The MOA is complete and provides capacity for administrative oversight and two full-time experts from the City of Seattle for the administration, monitoring, and enforcement work of the SCWA.

8. B2G and LCP Tracker Implementation

Progress is successful and on-track to adopt B2G (to track women and minority owned businesses that are both self-identified and/or state certified), and LCPTracker (to track certified payrolls for capturing worker demographics and apprentice utilization on projects). The cost for acquisition and implementation remains within the proposed budget submitted in the Final Report. These web portals provide accurate, reliable, and official records as to actual WMBE utilization and workforce diversity.

9. Workforce Goals

Workforce goals are successfully underway, at the direction of Director Best, to analyze, establish, and place requirements (and goals where appropriate) for the SCWA workforce demographics. Goals are being negotiated into the five noted projects and are intended for upcoming bids. The current contractors, Lydig and Cornerstone, have been collaborative and supportive.

Recommendations: The following actions are recommended as next steps.

- 1. Engage a third-party to conduct a year-end analysis and evaluation for the Superintendent and Seattle School Board. This offers independent insights and findings of 2021 progress and provides a baseline evaluation for the two-year review.
- 2. Execute contracts to engage proven CBOs to provide systematic community support, visibility, outreach, recruitment, and/or worker retention supports. This maximizes the opportunity to place and retain students and student's family wage-earners on SPS projects.
- 3. Appoint two SCWA experts onto the BEX Oversight Committee to assure a close connection to the SCWA.

RAINIER BEACH HIGH SCHOOL REPLACEMENT PROJECT

Inclusion Summary – March 30, 2021

Selection Summary

Seattle Public Schools has selected Lydig Construction as the General Contractor / Construction Manager (GC/CM) for the project. Lydig is aligned with our values and will be a community partner in reaching our inclusion goals. The selection processes emphasized the School District's approach for increasing participation by Minority and Women Owned Businesses, including a significant point allocation for the inclusion plan and demonstrated past performance.

Inclusion Plan

The GC/CM will submit and maintain an Inclusion Plan. The Inclusion Plan incorporates important requirements that reflect best practices and a framework for accountability:

- **Inclusion and Diversity Manager.** This key personnel will provide management and oversight of inclusion and diversity efforts.
- **Inclusion Task Force.** The Task Force includes SPS project managers, the SPS diversity and inclusion procurement consultant, the GC/CM project manager, and the GC/CM general procurement and diversity and inclusion procurement manager.
- **Inclusion Goals.** A statement of commitment to our inclusion goals of at least 6% minority and 6% women owned business.
- **Monthly Action Plan.** The action plan will be updated report for review by the Inclusion Task Force throughout the project.
- **Accountability.** Oversight, monitoring, and reporting will be supported by monthly progress reports and plan updates.

Next Steps

- The GC/CM will be submitting an updated Inclusion Plan within 60 days.
- Procurement of the Electrical Contractor / Construction Manager (EC/CM) is underway. The selection processes mirrors and aligns with inclusion requirements established for the GC/CM.

Other Capital Projects

Lydig Construction is in the process of expanding and replicating this on other capital projects: Lincoln High School and Northgate Elementary School.

BEX/BTA Oversight Committee

Report to Board of Directors

John Palewicz, Committee Chair

April 1, 2021

Background

1. Public Committee Members

- Freeman Fong Architect, Principle, Freeman Architects
- Steve Goldblatt Professor Emeritus, Construction Management, UW
- Duncan Griffin Architect, Managing Principle, HDR Architects
- John Palewicz Architect, Capital Projects Director, UW, Retired
- Rob Stephenson Development Manager, Seneca Group
- Steve Tatge Architect, Executive Director, Major Projects, UW
- Daniel Williams Architect, DWA design
- Janet Donelson Senior Vice President, Trammell Crow Company
- Sherry Edquid Senior Project Manager, Seattle City Light
- Warren Johnson Director of Business Development, Walsh Construction
- Kyle Wang CEO, Senior Adviser, AdvEn Industries

2. Meetings

The Committee has meets monthly (except August), to review the planning and development status of projects that are part of the BEX and BTA Programs. We meet for two hours, currently by Zoom, and typically spend half the time reviewing current projects and the overall program budget, with an emphasis on discussing current critical issues, and the second half discussing specific and overall aspects of the program.

3. Project Status Reports

The committee, rather than receive a review of each BEX project at the meetings, discusses significant identified issues for particular projects. This focusing will allow us to spend the time to understand the critical issues and provide our input. The committee members do read the monthly status reports before the meeting and can bring questions to the meeting.

4. Financial Reports

The committee is reviewing and commenting on the monthly financial reports for BEX and BTA Programs. These reports are distributed directly to the committee members.

5. Project Reviews

The Committee reviews and comments on the design presentations, typically given by the architect, project manager and sometimes the school's principal. We provide comments but do not approve or give direction on the design.

Meetings

September 11, 2020

Fred Podesta provided an update on the Student and Community Workforce Agreement (SCWA), noting this will apply to capital projects over \$5 million. A schematic design presentation was made on Van Asselt school by Bassetti Architects and receiving generally positive comments by the Committee.

October 9, 2020

Richard Best reported that the ongoing selection process for a general contractor/construction manager for Rainier Beach High School will be restarted to allow MWBE selection criteria more in alignment with community values. The Rainier Beach High School conceptual design was presented by the team of Bassetti Architects and Moody Nolan Architects.

November 13, 2020

Richard Best reported that, with the exception of Wing Luke Elementary School, all contractor requests for equitable adjustment related to COVID impacts have been resolved. There will be 20 new construction projects out to bid in the time period from January to May 2021 with sequencing of bids to avoid competing bidding times. One individual is continuing ongoing appeals of all MUP and SEPA permits resulting in additional costs and time delays for these projects. Cost estimators are projecting a 5% cost impact for all projects related to the SCWA. McLennan Design gave a presentation on the ongoing Sustainability Policies/Procedures report.

December 11, 2020

Reports were given on the Budget Updates and Project Status with no serious issues highlighted. During the follow up discussion of the Sustainability Report presentation, it was noted that establishing a Director of Sustainability was being recommended.

January 8, 2021

Five current Committee members appointments expired on October 30, 2020 and they have agreed to stay on until June 2021 when new members are to be appointed/reappointed. The School Board is beginning the selection process.

February 12, 2021

In order to have adequate time to report on both BEX and BTA projects, the monthly Budget Updates will focus on key budget issues with a more in-depth budget updates given quarterly. The Committee began discussion of their role in reviewing the design of projects presented. The Charter does not mention a design review role for the Committee and clarification is needed for responding and following up on their comments. Lincoln High School Phase 2 Schematic Design was presented by Mahlum Architects.

Ongoing Issue

Five Committee members terms have expired October 30, 2020 and the process to appoint/reappoint members is projected to be completed June 2021.