



SCHOOL BOARD ACTION REPORT

DATE: June 22, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
(206) 252-0644 ltherndon@seattleschools.org

For Introduction: June 27, 2018
For Action: July 11, 2018

1. TITLE

BTA III: Approval of Budget Increase and Award Contract K1308 to DOWA IBI Group Architects for the John Muir Elementary School Green Energy Geothermal Wells project

2. PURPOSE

This motion would approve a one-time fund transfer in the amount of \$1,650,000 from the BTA III Program Contingency and authorize A/E contract K1308 in the amount of \$267,099.50, for the John Muir Elementary School Green Energy Geothermal Wells project.

3. RECOMMENDED MOTION

I move that the School Board approve the transfer of from the BTA III Program Contingency to the John Muir Elementary School Green Energy Geothermal Wells project budget. In addition, I move that the School Board authorize the Superintendent to execute A/E contract K1308 to DOWA IBI Group Architects for the John Muir Elementary School Green Energy Geothermal Wells project in the amount of \$267,099.50, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the contract.

4. BACKGROUND INFORMATION

a. Background

John Muir Elementary School had a Green Energy heat pump replacement project during the summer of 2016. In addition, measures were taken during the project to prepare the building to receive geothermal wells. During the 2016 project, the building's thirty-five heat pumps were replaced with new high efficiency water source units capable of geothermal operation, the PVC condenser water piping was replaced with steel, the automatic temperature control system was updated, and occupancy sensors were installed for lighting and HVAC system energy use reduction. Although there was not adequate funding to install the geothermal wells at that time, the measures taken in 2016 prepared the building to receive future geothermal wells in the future. As a result, the geothermal wells were postponed until the summer of 2019.

The A/E firm of DOWA IBI Group Architects was selected in spring 2018 to provide architectural and engineering design services for the project. Approval of this item will allow a design contract to be executed.

This motion also requests the transfer of funds from the BTA III Program Contingency to the John Muir Elementary School Green Energy Geothermal Wells project budget. The transfer of funds will not impact the funding budgeted to do the remaining work identified in the BTA III Levy Program. The amount of the transfer request was calculated by subtracting the budget remains following the 2016 heat pump replacement project of \$736,143 from the current A/E estimated total project budget, including construction; \$2,386,143.

Due to an increase in the total construction costs for the projects, the remaining BTA III Muir Green Energy Project Budget of \$736,143 will not cover the adjusted total project budget of \$2,386,143. The transfer of \$1,650,000 is needed to complete the project.

Prior improvements that have been made at John Muir Elementary School include replacement of thirty-five heat pumps and condenser water piping in 2016, complete replacement of the roofing system and seismic upgrades in 2015, and interior/playground improvements in 2008.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to begin project design. Not funding the adjustment of the project budget would negatively impact project success in meeting district operational goals.

c. Research

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Seattle Public Schools Technical Building Standards dated December 2012

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion has two parts:

1. Transfer of \$1,650,000 from the BTA III Program Contingency to the John Muir Elementary School Green Energy Geothermal Wells project budget; and
2. Award Contract K1308 to DOWA IBI Group for design and construction administration fees in the amount of \$267,099.50.

The revenue source for this action is BTA III capital levy funds.

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 capital levy underwent extensive community engagement. This process included a public comment period for the Programmatic Environmental Impact Statement. In addition, the development of the BTA III program underwent extensive community engagement.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA III program were designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

It is the goal of the district to continue the process of implementing the BTA Capital Levy programs and provide students with safe, secure and efficient school buildings. The project will take advantage of the newer water source heat pumps in the building, and reduce energy consumption and the associated ongoing utility expense.

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 Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval. This Board Action also requests a funding transfer from the BTA III Program Contingency to the John Muir Elementary School Green Energy Geothermal Wells project budget. Per School Board Policy No. 6000 Program Planning, Budget Preparation, Adoption, and Implementation, item number D, which states that 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 June 7, 2018. The Committee reviewed the motion and moved the item forward to the full Board for consideration.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the district will be able to proceed with the award of a design contract for the John Muir Elementary School Green Energy Geothermal Wells project budget. The project will be competitively bid and is scheduled to be constructed during the summer of 2019.

Anticipated Design Start Date	July 16, 2018
Anticipated Start Construction Date	June 24, 2019
Substantial Completion Date	August 18, 2019

13. ATTACHMENTS

- None