



## Highline Public Schools Board Action Report

DATE: ~~April 14, 2023~~ April 28, 2023

FROM: Dr. Ivan Duran, Superintendent

LEAD STAFF: Scott Logan, Chief Operations Officer, and Ellie Daneshnia, Executive Director of Capital Planning and Construction

For Introduction: April 19, 2023      For Action: May 3, 2023

I. TITLE Approval of ~~McKinstry XXX~~ Contract for Remodeling of the Southern Heights.

Select one:  New Item     Renewed Item     Annual Item     Revised Item

### II. WHY BOARD ACTION IS NECESSARY

Board Policy No. 6225, Approval of Contracts, states that "all contracts for more than \$250,000 initial value, excluding sales tax and contingencies, and changes or amendments of more than \$250,000, excluding sales tax and contingencies, must be approved by the School Board."

### III. BACKGROUND INFORMATION

The 2022 Highline Schools Bond (Proposition 1) passed with an overwhelming 68.8 percent approval rate. The 2022 bond resolution specified raising funds for projects to make "districtwide critical capital improvements, including but not limited to (1) making emergency repairs; (2) constructing a new building to replace Transportation Building L; (3) providing sites, facilities, and spaces for virtual programs; (4) providing capital contributions for Maritime High School; (5) making roof restoration and remedial repairs; (6) acquiring and installing the Sylvester Middle School Synthetic Field; (7) making the exterior and interior finish improvements; and (8) making other health, safety, security, and capital improvements, all as determined necessary and advisable by the Board.

Providing a site, facilities, and spaces for a virtual academy was part of the Bond 2022 proposition. This plan has two purposes, one was to make sure the virtual program has a permanent home, and the second was to make sure Olympic Interim School spaces are being freed to accommodate spaces for Tyee High School students, for the construction of the new school in September of 2023.

In late January of 2023, the district decided to relocate the Highline Virtual Academy to the space in the former Southern Heights Elementary Site. In addition, the New Start High School program was scheduled to be moved to Southern Heights Site and share the campus with Highline Virtual Academy. This move is being made to provide for improved building conditions and a learning environment for New Start students and staff, and falls under "capital improvements, as determined to be necessary and advisable by the board."

Due to low enrollment and decreasing demand for elementary online options, the district decided to shift Highline Virtual Elementary from a stand-alone school and make them part of Seahurst Elementary.

In February 2023, the district staff hired Bassetti Architect to assist with the planning of Virtual and New Start programs in the Southern Heights Site. After multiple meetings and site visits with the principal, and school and department leaders, Bassetti Architect advised the district to modernize the existing Southern Heights Elementary Site to accommodate spaces for these secondary programs at this site. The Bassetti Architect team provided sets of

drawings to the district on March 30th. The district shared the drawings and specifications with the interlocal contractors to obtain ~~pricing~~pricing.

This contract with ~~McKinstry XXXX~~ will accommodate the modernization of the Southern Heights Site. The scope of work includes but is not limited to new finishes such as new paint, carpet, resilient tile, ceiling tiles, some window replacement, and new laminated surfaces for staff casework. Minor mechanical and electrical upgrades such as replacing the light bulbs with LED bulbs, replacing the small-size restroom fixtures with adults' size, and inspecting and refurbishing any non-workable unit ventilation. Minimal casework demolition and abatement are ~~part of the scope of work as well~~also part of the scope of work.

~~McKinstry's contract will be under the OMNIA Interlocal Contract XXXX is an interlocal vendor and it will its proposal to accommodate the move of Highline Virtual Academy and New Start High School Programs is in the amount of \$ 1,935,295XXX, XXX.XX, plus Washington State Sales Tax of \$195,465\$XX, XXX.XX, for a total of \$2,130,760\$XXX, XXX.XX. This cost includes a 12 % contingency to account for unforeseen conditions as the contractor finalizes the scope and develops Guaranty Maximum Pricing. Since time is of the essence, the staff and McKinstry agreed to move forward with the high-level cost estimate with the understanding that the contract fee be adjusted after final auditing and all saving will be returned to the district at the end of the project completion.~~

~~The staff reviewed the proposal and recommended the board approve the McKinstry XXXX Contract for Remodeling Southern Heights ES.~~

~~The selected vendor, total cost with WSST, and attachment(s) will be provided to the School Board prior to action at the May 3, 2023, School Board meeting.~~

#### IV. RECOMMENDED MOTION

I move that the Highline School Board approve ~~the McKinstry XXX~~Contract for Remodeling of the Southern Heights. Contract Approval will be through the ~~OMNIA-OMNIA Interlocal State~~Contract, which allows the district, upon receipt of all submittal requirements, to issue a Purchase Order with ~~XXXXXXXX McKinstry~~, under the Omnia Contract, in the amount of ~~\$1,935,295\$XXX,XXX.XX~~, plus Washington State Sales Tax of ~~\$195,465\$XX, XXX.XX~~, for a total of ~~\$2,130,760.\$XXX,XXX.XX~~.

#### V. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact of this action will be ~~\$2,130,760 \$XXX,XXX.XX including Washington State Sales Tax and permit fees to be paid from including Washington State Sales Tax and permit fees to be paid out of~~the 2022 Bond Capital Fund.

Expenditure:  One-time  Annual

#### VI. APPLICABLE POLICY(S)

This action complies with the following policies: 6225

#### VII. ALTERNATIVES

The alternative is to not approve the contract and then the Virtual Academy and New Start programs will not have a proper space to move in by September of 2023, which will cause a delay in the Tye rebuild project's schedule.

#### VIII. COMMUNITY ENGAGEMENT

Community Engagement Required:  Yes  No

#### IX. ATTACHMENTS

- ~~1. McKinstry Proposal dated 04-27-23 XXXXXXXXX (for approval) available by 04/28/2023~~



## Highline Public Schools Southern Heights Elementary

### BACKGROUND

Highline Public Schools is upgrading Southern Heights Elementary to a multi-use facility. The existing buildings will be converted to function as a Virtual Academy, Administration Bldg and New Start High School.

Highline PS has engaged Bassetti Architects to complete design on the new facility and Bassetti issued high level scope drawings on 03/31/23.

### COMPLETED TO DATE

Highline PS, Bassetti and McKinstry completed a site walk in mid-March and McKinstry has reviewed the Bassetti drawings dated 3/31/2023.

To date McKinstry has completed a high-level review of the drawings, engaged perspective subcontractors and compiled a high-level project budget.

### DRAWING COMMENTS:

1. Haz Mat evaluation recommended before proceeding. (In Progress by HPS)
2. The drawings show re-laminating / re-finishing existing toilet partitions. Its not clear that this is possible as the thickness of the partitions will change, and this will make it difficult to reinstall.
3. Casework laminate recovery is called out on drawings at several locations. Field investigation recommended to confirm that this is practical within the project schedule.
4. Lighting upgrades are not shown on the drawings but are included in the high-level budget per coordination with the district.
5. Current Lead times for select items on the drawings are as follows:

Flooring - Nora Maintenance	4/6 weeks
Flooring - Furnish and Install MVA	2/4 weeks
Ceiling Tiles	TBD lead time
Casework Laminate Recovery	4/5 weeks
Toilet Partitions	8 Weeks

### HIGH LEVEL BUDGET

See attached High Level Budget

Budget Notes:

1. New toilet partitions have been included in the budget.
2. Contingencies have been included with the goal of accounting for scope that is not shown on the drawings and to account for site conditions.
3. The audit underway will develop a GMAX budget, GMAX energy savings and a detailed project schedule.

### NEXT STEPS

Complete the auditing and pre-con effort so that project guarantee's and a detailed construction plan and schedule can be developed.



**Southern Height Elementary Upgrades - High Level Budget 04/27/23**

	Building	Measure	%	Budget
<b>Construction Budget</b>				
	Flooring - G&W	Base		\$249,007
		Add for Nora Maintenance		\$9,380
		Add for MNA		\$77,925
	Painting - Grund	Base		\$79,501
		Portables		\$4,000
	Ceiling Tile	Demo & Replace		\$120,750
	Casework	Demo, Replace, Alter		\$57,500
	Laminate Recovery	Laminate Recovery		\$63,250
	Restroom Partitions	Replace Restroom Partitions		\$51,750
	Lighting Upgrades	Replace existing with Flat panels & Type B Lamps		\$143,453
	Drywall	Drywall Repairs		\$17,250
	Mech	Existing Equip: Access and Service		\$66,400
	Signage	Maple Valley Signage		\$33,046
	Plumbing	Fixture Upgrades		\$25,000
	Windows	Replace boken glass (7 windows)		\$10,500
	Blinds	Louvered Blinds Replacement		\$35,000
	Repairs	General Repairs, Upgrade, Replace		\$86,250
	IT	IT Low Voltage Wiring		\$25,000
	Haz Mat	Haz Mat		\$106,253
	Roofing	Roofer Coordination		\$2,500
A1	<b>Subtotal</b>			<b>\$1,263,715</b>
		General Conditions (A1 * %)	7%	\$88,460
		Expediting / After Hours Work (A1 * %)	5%	\$63,186
A2	<b>Subtotal</b>			<b>\$1,415,361</b>
		Construction Contingency (A2 * %)	10%	\$141,536
		Design Contingency (A2 * %)	2%	\$28,307
A3	<b>Subtotal</b>			<b>\$1,585,204</b>
	GC Mark-up	(A2 * %)	10%	\$141,536
A4	<b>Total Construction Cost</b>			<b>\$1,726,740</b>
<b>Professional Services</b>				
	Lighting Design		10%	\$14,345
	Audit Fee			\$0
	Warranty		3%	\$42,461
	Measure & Verification			\$7,500
	Construction Management		7%	\$99,075
A5	<b>Professional Services Total</b>			<b>\$163,381</b>
	B&O Tax (0.1% of A2 and A3)		0.100%	\$1,890
	General/Liability/Casulty Insurance (0.99% of A1 and A3)		0.990%	\$18,712
	Builders Risk Insurance		0.300%	\$5,670
	Bond		1.000%	\$18,901
A6	<b>Total Project Costs (excludes WSST) A2+A3+A4</b>			<b>\$1,935,295</b>
	Sales Tax (10.1%) of Total Project Costs		10.100%	\$195,465
A7	<b>Total Project Costs (includes WSST)</b>			<b>\$2,130,760</b>