



# Stanwood Camano

## School District

TO : BOARD OF DIRECTORS  
FROM : GARY PLATT, EXECUTIVE DIRECTOR – BUSINESS SERVICES  
SUBJECT : MCKINSTRY CONTRACT REVISION AND FUNDING APPROVAL  
DATE : JUNE 7, 2016  
TYPE : ACTION NEEDED

On December 15, 2015, the board authorized a call for bids to complete the restroom updates at Stanwood and Twin City Elementary Schools. Our intent at that time was to issue a formal bid for the work. However, the energy grant that was awarded to the district in May (2016) included water conservation measures that affect restrooms. The work will be performed in the aforementioned schools plus Cedarhome Elementary and Port Susan Middle. The water conservation measures are primarily replacements of plumbing fixtures and valves that reduce water use. This work falls under the contract with McKinstry. In addition to the water conservation measures plans include refurbishment of restroom fixtures and finishes. Rather than issuing a separate bid and contract for the remaining work in the restrooms, we are proposing adding the restroom refurbishment work to the McKinstry scope of work.

The total estimated cost of all of the heating and ventilation work approved to date and additional restroom work that would be under the McKinstry scope and the available funding is detailed on the attached spreadsheet. In summary, the total project costs exceed the budget amounts by \$367,841. The cost difference is the result of an increase in the scope of work above what was anticipated when the budgets were developed in 2012. We are able to make up this difference from cost savings on last year's projects and by canceling two projects at the high school (kitchen equipment replacements and asphalt sealant). In addition, the management, overhead, and clerical budget that was included in the levy proposal, currently has an available and unencumbered balance of \$326,421 of which we propose to use \$105,472. Also, the project

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cost estimates from McKinstry includes \$116,145 for contingencies. Last year, the high school restroom project ended without using any of the contingency budget. If that same result occurs on the Stanwood/Twin City project our net costs above the original budget would be around \$251,696 (\$367,841 - \$116,145).

This project is being procured pursuant to RCW 39.35C.050 through the state Department of Enterprise Services. The department reviews the contact proposals, issues documentation approving agreements, supervises the construction work, approves change orders, and recommends release of payments to the contractor.

Recommendation:

We recommend the board *move to authorize the administration to execute documents with the Washington State Department of Enterprise Services and McKinstry Company for the construction of energy and water conservation measures and related restroom improvement projects at Stanwood Elementary and Twin City Elementary Schools.*

**STANWOOD-CAMANO SCHOOL DISTRICT NO. 401  
DES/MCKINSTRY PROJECTS SUMMER 2016  
FACILITIES AND TECHNOLOGY CAPITAL LEVY**

<b>Project Funding Sources FY 15-16:</b>			
Stanwood Elementary Heating and Ventilation	533,252		
Stanwood Elementary Lighting	39,563		
Stanwood Elementary Restrooms	216,855		
Twin City Elementary Heating and Ventilation	636,918		
Twin City Elementary Gym Lighting	17,408		
Twin City Elementary Restrooms	85,301		
Sub total		1,529,297	
Dept. Of Commerce grant		205,000	
PUD/Cascade Gas Rebates		31,131	
<b>Total FY 15-16 Available Funds</b>		<b>1,765,428</b>	
<b>Project Funding Sources FY 14-15:</b>			
Management, Overhead, Clerical (available \$326,421)	105,472		
Stanwood High Kitchen Equipment (Cancel project)	149,500		
Stanwood High Shop Compressed Air Refurbishment (Completed by donation)	32,400		
Stanwood High Welding Shop Exhaust Refurbishment (Est. project cost underrun)	40,000		
Stanwood High Asphalt seal coating (Cancel project)	33,198		
Stanwood High Automatic Door Openers	7,271		
<b>Total FY 14-15 Funds Available</b>		<b>367,841</b>	
<b>Total All Funds Available</b>			<b>2,133,269</b>
<b>Estimated Project Costs:</b>			
CSG and Pelletier + Schaar		65,000	
Mckinstry project cost before grant		1,233,623	
<b>Grant scope items:</b>			
Twin City Lighting classrooms and gym		119,343	
Stanwood El. Lighting		67,617	
Less: McKinstry Negotiated Fee Decrease		(15,271)	
Plus: Stanwood El./Twin City Restroom Refurbishment		662,957	
<b>Total Project Costs</b>			<b>2,133,269</b>
<b>Net Project Costs Above Available Funding</b>			<b>-</b>
<b>Project Contingency Allowance Included in Estimated Project Costs:</b>			
Heating and Ventilation	75,515		
Restroom Refurbishment	40,630		
<b>Total Contingencies Included in Project Costs</b>	<b>116,145</b>		