

School Board Action Report



DATE: May 5, 2009

FROM: Dr. Maria Goodloe-Johnson, Superintendent

LEAD STAFF: Fred Stephens, Director, Facilities
(206) 252- 0636. festephens@seattleschools.org

FOCUS AREA: Business and Operational Effectiveness

TITLE AND BRIEF DESCRIPTION

Final Acceptance of Public Works Contract: For Introduction and Action: June 3, 2009
Renovations at McGilvra Elementary School and John Hay Elementary School
Hay Elementary School
BTA II Contract D5030
Regency NW Construction, Inc.

TIMELINE FOR IMPLEMENTATION/EVALUATION

Acceptance of Completed Project by School Board	June 3, 2009
Release of Retention Bond	Upon Lien Claim Resolution
Contractor's Warranty Period Completed	October, 2007

RECOMMENDED MOTION

I move that the School Board approve Final Acceptance of BTA II Public Works Contract D5030, Renovations at McGilvra Elementary School and John Hay Elementary School as submitted.

ISSUE

This capital renovation project Renovations at McGilvra Elementary School and John Hay Elementary School has reached the point of final completion and is ready for Final Acceptance by the School Board. The project included the following improvements:

- Exterior Building Renovations at McGilvra Elementary School.
- Playground Improvements at McGilvra Elementary School.
- Mechanical Upgrades at McGilvra and John Hay Elementary Schools.

The Contractor, Regency NW Construction, Inc. has satisfactorily completed the contracted work, and the consulting Architect, Schemata Workshop, recommends acceptance of the completed work. There is an outstanding lien placed on the project, which has yet to be resolved. The District's Legal Department has recommended the School Board accept the completed contract with Regency NW Construction and retainage funds will be held in accordance with statutory requirements for resolution of lien claims.

BEST PRACTICES

The completed Project will:

- Increase the useful life of the building's exterior envelope by tuck pointing brickwork, refurbishing and repainting of windows and doors.
- Allow for a better learning environment by installing new window shades for improved sun control.

- Create a safer playground environment by replacing the outdated play structure with a new ADA/code compliant structure, and installation of new concrete curbing and playscapes which are more uniform in surface flatness.
- Allow for improved heating, ventilation, and energy control by the upgrades to the school's mechanical systems.

RESEARCH AND DATA SOURCES

- Seattle Schools Condition Survey, Meng Analysis 3/7/06, 2005
- Maintaining Our Schools by Deirdre Gould, School Planning & Management, April, 2005
- IAQ Design Tools for Schools (DTFS), U.S. Environmental Protection Agency, <http://www.epa.gov/iaq/schooldesign/moisturecontrol.html>
- Seattle School District Design & Materials Standard Manual, May 1993, with current updates

POLICY IMPLICATION

The completed project maintains the scheduled work for each school included on the 2004 BTA II Capital Levy.

FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contractor from BTA II Capital Levy funds. No outstanding invoices remain.

Fund	Contract Amount	Change Orders	Sales Tax	Retainage
Total	\$870,000	(\$1,326.06)	\$76,506.39	\$43,433.70

Ronic Lirio -
Accounting Manager, _____

Expenditure: One-time Annual

COMMUNITY ENGAGEMENT PROCESS

Prior to the 2004 BTA II Capital Levy, public community meetings were held at various locations within the District. Informational brochures were also distributed identifying what work would be performed at each school and public comment was received at school board meetings.

The McGilvra PTA was also engaged in the planning and design process for the playground renovation completed at the school.

The Board of Directors approved this construction contract at the May 3, 2006 School Board meeting.

CONCLUSION/RECOMMENDATION

It is recommended that the Board of Directors accept the Renovations at McGilvra Elementary School and John Hay Elementary School Project and the work of the contractor, Regency NW Construction, Inc. as completed. The Facilities Department has certified that the contractual work for McGilvra Elementary and John Hay Elementary Schools, has met final completion on March 17, 2008 in compliance with the contract documents.

The District Accounting Manager has verified the contract amounts.

ATTACHMENTS

[Architect's Final Completion Notice](#)
[Change Order Memorandum](#)