



SCHOOL BOARD ACTION REPORT

DATE: October 15, 2018
FROM: Denise Juneau, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
206-252-0644, lherndon@seattleschools.org

For Introduction: November 14, 2018
For Action: December 5, 2018

1. TITLE

BEX IV: [Resolution 2018/19-10](#), Final Acceptance of Contract P5049 with Cornerstone General Contractors for the Olympic Hills Elementary School project

2. PURPOSE

Board action is required to approve final acceptance of Contract P5049 with Cornerstone General Contractors. 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 close out the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board [adopt Resolution 2018/19-10 and](#) accept the work performed under Contract P5049 with Cornerstone General Contractors for the Olympic Hills Elementary School project as final.

4. BACKGROUND INFORMATION

a. Background

Olympic Hills Elementary School is located at 13018 20th Ave NE, Seattle, Washington 98125.

- Prior to this construction project, the former campus on this site was comprised of a single-story structure of approximately 36,000 square feet built in 1954 plus four portable classrooms. Projected classroom demand far exceeded the original facility's available capacity. BEX IV planning established the need for a new replacement school on the existing campus. The new replacement school provides a state-of-the-art facility with capacity for up to 660 students; twice that of the original school buildings.
- The replacement project provided approximately 95,365 square feet of all-new construction on the original campus. Key features and new elements of the new school include the following:

- The design – shapes, forms, colors, materials expression, and its layout, configuration and unique design of learning suites – are all informed by the unique differentiated learning modalities used at this specific school;
 - The building uses a large color palette to reflect the value of every student and each of the six classroom wings feature a single color; when the classroom wing communities gather together, the assembly spaces feature all colors together to create that larger cohesive community of school unity;
 - A new family connection / professional development center;
 - A larger than typical Health Clinic;
 - Dedicated Head Start classrooms, previously housed in portables;
 - A new full-size gym and commons with dedicated restrooms are available for community use during off hours maintaining security to protect the classroom wings of the building;
 - Much improved, safer student drop-off zone for parents within the campus;
 - New public right-of-way improvements along three city streets including connection of NE 133rd St. to 23rd Ave NE.;
 - Leading environmental features – outdoor learning & play, raingarden and interpretive bioretention garden, permeable paving, ground-source geothermal wells, and a large onsite stormwater detention system to responsibly control water runoff. Green features implemented to WSSP standards mirror the level of a LEED Silver rating.
- Shiels Oblatz Johnsen (SOJ) was the Construction Manager (CM) serving the role of owner’s representative; McGranahan Architects was the architect of record; Cornerstone General Contractors (CGC) was the general contractor/construction manager (GC/CM).
 - The project as proposed included a number of risk factors including potential volatile construction cost escalation, unusually high groundwater table across the entire site, high degree of public interest, unpredictable permitting processes, nearby environmentally critical area of Thornton Creek, adjacent private properties with inaccurate lot boundaries requiring negotiation and adjustments. To mitigate against risk factors, SOJ requested and was granted approval to utilize the GC/CM Alternative Public Works method to deliver the project. CGC was selected early in the design process and commenced pre-construction services 10 months prior to construction and organized the project to be constructed in two phases. Cost and quality control were both achieved, realizing a net construction underspend of more than \$150,000.
 - [The motion was introduced at the Board meeting of November 14, 2018. To respond to a query via spoken public testimony made during that meeting, the Board requested further information regarding the effects to Hamlin Creek. The Project was built in accordance with the SEPA Checklist produced by the Lead Agency \(SPS\) and in compliance with all related regulatory permits. The SEPA Checklist and Determination of Non-significance \(DNS\) was appealed by members of the public in part on water protection concerns regarding effects to Hamlin Creek. The DNS was affirmed on March 11, 2015 by the Hearing Examiner pro tem who heard the appeal to the DNS. Specifically, the Hearing Examiner concluded that, prior to construction, the site did not drain into the Hamlin Creek system and the Project was designed to not allow any runoff to drain into the Hamlin Creek.](#)

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

- Building Condition Survey, Meng Analysis, April 2009
- Geotechnical Report, GeoDesign, 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- Seattle Public Schools Elementary Education Specifications, 2012, updated May 2013

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the GC/CM contractor on this contract from the BEX IV Capital levy funds. No outstanding invoices remain.

During the course of the project, 16 Change Orders were issued, comprised of 81 Change Order Proposals or Construction Change Directives. Change Orders totaled \$835,839.00 plus WSST. Change order expenditures totaled approximately 2.5% of the construction contract amount with the most significant expenditures associated with upgrading roofing to a multi-ply system (bid alternate), upgrading casework in classrooms (bid alternate), and replacing the City’s failing downstream storm culvert (costs reimbursed by City per Memorandum of Agreement).

Contractor:	Cornerstone General Contractors
Contract Amount	\$31,891,966
Change Orders	\$835,839
WSST	<u>\$3,155,879</u>
Total Contract including WSST	\$35,883,684
Project Retention	\$ 0 (Bond in Lieu of Retainage)

Amy Fleming: _____ Date: _____
Director of Accounting

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

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

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: _____

In accordance with WAC 392-344-160, Board approval of final acceptance is required to complete the Office of Superintendent of Public Instruction D-11 application to release project retainage.

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 November 1, 2018. The Committee reviewed the item and moved it forward to the full Board for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board
Release of Retainage Bond
Contractor's One-Year Warranty period ends

December 5, 2018
TBD
May 25, 2018

13. **ATTACHMENTS**

- Architect's Letter of Recommendation
- Resolution No. 2018/19-10, certifying Olympic Hills Elementary School Project as complete



October 9, 2018

Lucy Morello
Senior Project Manager
Seattle Public Schools
Capital Projects & Planning
2445 3rd Avenue S
Seattle, WA 98134

RE: Olympic Hills Elementary School Final Completion

Dear Ms. Morello:

McGranahan Architects has determined as of this date, to the best of our knowledge, information and belief, and on the basis of our observations and reviews, the work at Olympic Hills Elementary School has been completed satisfactorily in accordance with the terms and conditions set forth in the Construction Documents. We have received Cornerstone General Contractors notification that all GCCM and SPS closeout activities have been completed. We, therefore, recommend Final Acceptance of this project.

The Olympic Hills Elementary School project includes 95,365 square feet of new construction as calculated per WAC 392-343-019. There were no significant changes in the scope of the contracted work.

The date of Final Completion is October 9, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Kent AIA".

Mitch Kent, AIA
Project Manager

Distributions: Chris Lilley, McGranahan Architects
Alisha Gentry, McGranahan Architects

Attachments:

**Seattle School District #1
Board Resolution**

Resolution No. 2018/19-10



A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying the Olympic Hills Elementary School Project as complete.

WHEREAS, the Seattle School District No. 1 Board of Directors has received notification from McGranahan Architects that the Olympic Hills Elementary School project is complete in accordance with contract specifications and documents; and

WHEREAS, the Superintendent ~~and Board have walked through the project and~~ concurs that the contractor has satisfactorily completed the project;

NOW THEREFORE, BE IT

RESOLVED, that the Seattle School Board of Directors that the work of the contractor, Cornerstone General Contractors Inc. is now complete; and therefore, be it further

RESOLVED, that duly certified copies of this resolution shall be presented to OSPI.

ADOPTED this _____ day of _____, 2018

Leslie Harris, President

Rick Burke, Vice-President

Jill Geary, Member

Zachary DeWolf, Member

Eden Mack, Member

Betty Patu, Member

Scott Pinkham, Member

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