



School Board Briefing/Proposed Action Report

Informational (no action required by Board) Action Report (Board will be required to take action)

DATE: August 17, 2016
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent of Facilities & Operations
(206) 252-0644, ltherndon@seattleschools.org

I. TITLE

BEX IV: Final Acceptance for Contract P5058 with Reynolds General Construction for the Kimball Elementary School Seismic Improvement Project For Introduction: September 21, 2016
For Action: October 12, 2016

II. WHY BOARD ACTION IS NECESSARY

Board action is needed to approve Final Acceptance of BEX IV Public Works Contract P5058 for the Kimball Elementary School Seismic Improvement Project for purposes of avoiding disputes concerning the timing of the filing of liens prior to the release of retainage bond.

III. FISCAL IMPACT/REVENUE SOURCE

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

Fund	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
BEX IV	\$272,853	\$69,045	\$32,822	\$374,720	Bond
Total	\$272,853	\$69,045	\$32,822	\$374,720	\$0

Date: _____

Amy Fleming, Accounting Director

Expenditure: N/A One-time Annual Other Source

IV. POLICY IMPLICATION

For purposes of avoiding disputes over the timing of the filing of liens, the School Board should accept the work as finally complete prior to the release of retainage bond.

V. RECOMMENDED MOTION

I move that the School Board accept the work performed under BEX IV Public Works Contract P5058 with Reynolds General Construction for Seismic Improvements at Kimball Elementary project as final.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on August 16, 2016. The Committee moved this item forward to the full Board with a recommendation for approval.

VII. BACKGROUND INFORMATION

This capital project included Seismic Improvements at Kimball Elementary School.

The Contractor, Reynolds General Construction has satisfactorily completed the contracted work and the consulting architect, Rolluda Architects is in agreement and recommends acceptance of the completed work. All closeout documents have been obtained and there are no outstanding claims.

The original project budget was \$261,529, including construction, contingency, sales tax, consultant fees, permits, bidding/advertising/printing, staff and associated costs. During design it was determined that the project budgeted amount was not sufficient to accomplish minimum necessary seismic improvements to provide a safe school. The design solution addressed every classroom and the gymnasium and included plywood “shear walls” and structural connections designed to improve seismic performance in the event of an earthquake.

In addition to the scope of work identified in the construction documents, a major unforeseen condition was discovered during construction that required additional work to remediate a structural deficiency at the covered play structure. The repair required demolition and reconstruction of a portion of the covered play structure to ensure a seismically sound structure was in place by the start of school. The project overage will be provided by BEX IV project underspends.

VIII. STATEMENT OF ISSUE

Approval of this motion will allow the District to formally accept the work and close out the contract.

IX. 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.

X. RESEARCH AND DATA SOURCES / BENCHMARKS

- Building Condition Survey, Meng Analysis – April, 2009.
- 2012 Seattle Building & Fire Code, including Amendments.

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

Contractor’s One-Year Warranty Period Ended	August 15, 2016
Acceptance of Completed Project by School Board	October 12 August 24, 2016
Release of Retainage Bond	Approx. October November, 2016