



SCHOOL BOARD ACTION REPORT

DATE: October 3, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: November 15, 2017
For Action: December 06, 2017

1. TITLE

Multiple Funding Sources: Final Acceptance of Contract P5055 with Bayley Construction for the Seattle World School at T.T. Minor Modernization Project

2. PURPOSE

Board action is required to approve final acceptance of Contract P5055 with Bayley Construction for the Seattle World School at T.T. Minor Modernization Project. Board approval allows the district to submit required documents to State of Washington – Department of Labor & Industries, Department of Revenue and Employment Security Department and closeout the project including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract P5055 with Bayley Construction for the Seattle World School at T.T. Minor Modernization project as final.

4. BACKGROUND INFORMATION

a. Background

This project provided a new permanent location for the existing Seattle World School at the existing T.T. Minor facility. Relocation of Seattle World School from the existing Meany Middle School building was required to allow that building to be renovated for a new comprehensive middle school.

TCF Architecture designed the modernized school with extensive engagement from the Seattle World School Design Advisory Team. The district sought bids to modernize the T.T. Minor building in the Spring 2015 and Bayley Construction was awarded the project for a contract amount of \$13,542,750 plus Washington State Sales Tax (WSST). The scope of work included the modernization of the existing T.T. Minor building and new additions providing office and support space, a commercial kitchen and a multi-purpose room with stage.

Bayley Construction Company has satisfactorily completed the contract work and the consulting Architect, TCF Architecture, agrees and recommends Board final acceptance of the project.

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.

The total budget for the project was \$20,000,000 and the amount spent as of October 31, 2017, totals \$20,139,690. The difference of \$139,690 will be transferred from the BEX IV Program Contingency to the Seattle World School project budget.

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
- Seattle Public Schools Technical Building Standards dated December 2012
- Office of Superintendent of Public Instruction, Form D-11 Application to Release Retainage
- Construction Contract P5055

5. FISCAL IMPACT/REVENUE SOURCE

Payments were made from multiple funding sources. No outstanding invoices remain.

During the course of the project, seventeen Change Orders were issued comprised of 229 Changer Order Proposals or Construction Change Directives. Change Orders totaled \$1,203,676 plus WSST. Change order expenditures totaled 8.8% of the construction contract amount. Change orders were reasonable for a project of this magnitude.

Contractor:	Bayley Construction Company
Contract Amount	\$ 13,542,750
Change Orders	\$ 1,203,676
WSST	<u>\$ 1,416,833</u>
Total Contract including WSST	\$ 16,163,259
Project Retention	\$ Bond

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 a full racial equity analysis. The selection of projects in the BTA and BEX IV programs was designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

This project provides a safe and 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: _____

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 2, 2017. The Committee reviewed the item and moved it forward to the full Board for consideration.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board
Release of Retainage

December 6, 2017
January 2018

Contractor's One-Year Warranty Period Ends

September 12, 2017

13. ATTACHMENTS

- None