



SCHOOL BOARD ACTION REPORT

DATE: May 17, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: June 26, 2019
For Action: July 10, 2019

1. TITLE

BTA IV: Resolution 2018/19-27, Final Acceptance of Contract K5075 with Lincoln Construction for the Roxhill Elementary at E.C. Hughes School Modernization Project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract K5075 with Lincoln Construction for the Roxhill Elementary at E.C. Hughes School project. 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 closeout the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2018/19-27 and accept the work performed under Contract K5075 with Lincoln Construction for the Roxhill Elementary at E.C. Hughes School project as final.

4. BACKGROUND INFORMATION

a. Background

- Roxhill Elementary at E.C. Hughes School Modernization Project, is located at 7740 34th Ave. SW Seattle, WA 98126. The project originated from the Meng Analysis Facility Assessment Report issued in August 2014, and was included in the Buildings, Technology and Academics/Athletics (BTA) IV Capital Levy Funds passed by the voters on February 9, 2016. This project included minor architectural upgrades and the replacement of the existing mechanical and electrical systems. Architectural alterations included new windows on the south wall of the 1949 building, new exterior insulation in the 1949 and 1926 buildings, new finishes throughout, a teaching wall in each classroom, remodel of the 1926 building's first floor to include a new student restroom, and reconfigured administration space and specialists' offices. Mechanical upgrades include replacement of the central plant, plus all air-handling units and associated ductwork. Plumbing upgrades include replacement of all existing plumbing piping within the building and installing new fixtures throughout. Fire suppression system upgrades

include reconfiguring the existing system to put new sprinkler lines above ceiling height. Electrical system upgrades include all new wiring, lighting, power and data to meet district technical standards and current code requirements.

- The A/E design team headed by DLR Group was selected as a result of submittals received for RFQ05578. The construction project was publicly bid as Bid No. 11633 on March 15, 2017, with a total of 2 bids being received. Lincoln Construction was deemed to be the low bid contractor, and DLR Group recommended acceptance of the bid.
- Lincoln Construction satisfactorily completed the contract work, with an accepted bid of \$7,935,850 and incurring a total of \$1,573,117 in change orders over the course of the project. The apprenticeship utilization for this project is 26%.

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, August 2014
- Seattle Public Schools Technical Building Standards dated December 2012

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contract from the BTA IV Capital levy funds, Distressed School Grant, and the School Construction Assistance Program (SCAP) Funding. No outstanding invoices remain.

During the course of the project, sixteen (16) Change Orders were issued, comprised of various Change Order Proposals or Construction Change Directives. Change Orders totaled \$1,573,117 plus Washington State Sales Tax (WSST). Change order expenditures totaled 20% of the construction contract amount with the most significant expenditures associated with unforeseen conditions and scope adjustments to a Seattle Historical Landmarked building and property.

Contractor:	Lincoln Construction
Contract Amount	\$7,935,850
Change Orders	\$1,573,117
WSST	<u>\$960,406</u>
Total Contract including WSST	\$10,469,373
Project Retention	\$ 475,448

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 BTA IV program was 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 [WAC 392-344-160](#) Board approval of final acceptance is required to complete the Office of Superintendent of Public Instruction Form 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

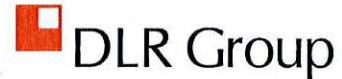
This motion was discussed at the Operations Committee meeting on June 6, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board	July 8, 2019
Release of Retainage Bond	Approx. October 2019
Contractor's One-Year Warranty period ends	June 18, 2019

13. ATTACHMENTS

- Architect's Letter of Recommendation (in accordance with [WAC 392-344-155](#)) (for reference)
- Resolution 2018/19-27 for Approval (for approval)



Architecture Engineering Planning Interiors

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Seattle, WA 98101

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March 8, 2019

Mr. Paul Wight
Seattle School District No. 1
2445 Third Avenue South
Seattle, WA 98134

Re: Project Name: E.C. Hughes Elementary School Modernization
DLR Group Project No.: 73-16107-00

Dear Paul:

Pursuant to WAC 392-344-155 (Requirements for Final Acceptance of School Projects by Architect/Engineer), this correspondence is to recommend Final Acceptance of the E.C. Hughes Elementary School Modernization project to the Seattle School District School Board.

Based on our best knowledge, information, and belief, and on the basis of in-field observations, the Contract work by Lincoln Construction, Inc., is complete and in accordance with the terms and conditions of the Contract Documents.

The building's final square footage is 47,307, with a total current enrollment on site of 317 students. (257 K-5 enrollment and 60 PreK enrollment.)

In conclusion, I would like to thank the School Board and the District Administration for the opportunity to serve as your design partner. DLR Group is very pleased to continue our relationship with the Seattle School District.

Sincerely,
DLR Group

Noah G. Greenberg, AIA, LEED AP
Principal

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**Seattle School District #1
Board Resolution**

Resolution No. 2018/19-27



A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying the Roxhill Elementary at E.C. Hughes School Modernization Project as complete.

WHEREAS, the Seattle School District No. 1 Board of Directors has received notification from DLR Group – architect firm that the Roxhill Elementary at E.C. Hughes School Modernization project is complete in accordance with contract specifications and documents; and

WHEREAS, the Superintendent concurs that the contractor has satisfactorily completed the project;

NOW THEREFORE, BE IT

RESOLVED, by the Seattle School Board of Directors that the work of the contractor, Lincoln Construction is now complete; and therefore be it further

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

ADOPTED this 10th day of July 2019

Leslie Harris, President

Rick Burke, Vice-President

Jill Geary, Member

Zachary DeWolf, Member – at – Large

Eden Mack, Member

Betty Patu, Member

Scott Pinkham, Member

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