



SCHOOL BOARD ACTION REPORT

DATE: December 10, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: January 8, 2020
For Action: January 22, 2020

1. TITLE

BEX IV/BTA IV: Approval of Construction Change Order #24 for the Lincoln High School Modernization and Addition project

2. PURPOSE

The purpose of this action is for the Superintendent to execute an additive construction change order to the General Contractor/Construction Management (GC/CM) contract value exceeding \$250,000.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction change order #24 for the Lincoln High School Modernization and Addition project in the amount of \$770,468.31, plus Washington State sales tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the change order.

4. BACKGROUND INFORMATION

a. Background

The BEX IV/BTA IV capital program included the modernization and addition to the existing facility at Lincoln High School located at 4400 Interlake Ave. N. The project is funded through the BEX IV/BTA IV levy passed by the voters in February 2013 and February 2016 respectively.

When the Guaranteed Maximum Price (GMP) was formally established on January 17, 2018, the district accepted the base bid of \$63,116,691. The project has an established construction change order contingency and this construction change order is within that budget. To date twenty-three change orders have been issued totaling \$6,561,013 or 10.3% of the GMP.

This change order is comprised of forty-two (42) individual items that total \$770,468.31. The district has directed these activities to proceed via Construction Change Directive, which are noted in the Change Order Description of Change. Construction Change Directive's are utilized to allow the work to proceed in a timely manner and avoid project

delay. In response to Construction Change Directive the Contractor generates and submits a Change Order Proposal (COP) for the project team to review and consider.

District Policy No. 6220 requires the Board to approve all contract actions over \$250,000. Each of the forty-two (42) change order proposals have been reviewed and negotiated by the project team, including the District's Construction Manager CBRE/HEERY, Bassetti Architects and Seattle Public Schools Senior Project Manager. This change order has been brought to the Board as one large change order in the effort of compensating the contractor timely. All parties recommend this change order be approved by the Board for this project.

b. Research

Changes in the Work is governed by Article 7 of General Conditions which provides the Owner, the Construction Manager and Architect a means to modify the Contract for Construction.

5. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact of this action will revise the construction contract amount by \$770,468.31. Project costs remains within the overall project budget.

The revenue source for this motion is BEX IV/BTA IV capital levies.

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

The selection of projects in the \$694.9 million Building Excellence IV (BEX IV) Capital Levy went through an extensive community vetting process and was ultimately approved by more than 72 percent of Seattle voters in February 2013. BEX IV projects were chosen based on four criteria as approved by the School Board: safety and security, capacity needs, building condition, and maximizing flexibility for programs and services.

The selection of projects in the BTA IV program went through an extensive community vetting process and ultimately received 72.1% approval on February 9, 2016. Additionally, the

Preliminary Environmental Impact Statement (PEIS) for the BTA IV program included a public comment period from May 19, 2016 to June 24, 2016. A total of two comments were received and were addressed in Chapter 7 of the Final PEIS.

The design of the Lincoln High School Modernization project was developed by teachers, building support staff, principals, administrators, and community members. This group met throughout 2016, to gather and provide information about facility use, district and school programs, and educational goals, upon which the design was based. The Lincoln High School Modernization project will support the district's current educational goals as well as provide the flexibility to accommodate emerging educational programs.

7. EQUITY ANALYSIS

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

8. STUDENT BENEFIT

This action helps to ensure 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: _____

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, all contract actions over \$250,000 must be approved by the Board.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on December 5, 2019. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Board Approval of BAR	January 22, 2020
Execution of Change Order	January 2020
Construction Completion	July 3, 2019
Owner Move-In	July 2019

13. ATTACHMENTS

- Construction Change Order No. 24 Description and Summary of Change



Description and Summary of Change

Construction Change Order Lincoln High School # 24

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For questions and more information about this document, please contact the following:

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Description on construction change order # 24 for Lincoln High School Modernization project.

CHANGE ORDER DESCRIPTION OF CHANGE - PROJECT MANAGER



SEATTLE SCHOOL DISTRICT CAPITAL PROJECTS

Project Name	<u>Lincoln High School Modernization</u>	CO #	<u>24</u>
Project #	<u>A332200LNS</u>	Contract #	<u>P5084</u>
		Date	<u>10/4/19</u>
TO CONTRACTOR:	<u>LYDIG CONSTRUCTION</u>		
	<u>3180 139TH AVE SE #110</u>		
	<u>BELLEVUE, WA 98005</u>		

COP/CCD	#	Record of Negotiation/Entitlement Evaluation	Amount
COP	120	<u>Additional Masonry Tuckpointing (South)</u> Additional tuckpointing needed at the south façade of the south wing that was not identified in the exterior masonry package. Unforeseen Condition	\$13,325.28
COP	472	<u>Revised Alternate 5H - East Buildings Exterior Maintenance</u> After further review of the East Buildings exterior, additional scope was necessary to address spalling precast, treating rusting steel at panels, sealant joints, and painting at exterior walls. Owner Request	\$72,601.66
COP	474	<u>Alternate 5A; East Building Interior Reconciliation</u> Interior finish alternate was reconciled with subcontractors from the original bid amount from 2017. All finishes amounts and cost were reconciled and significant flooring abatement was added to scope of work. Owner Request	\$55,112.34
COP	604	<u>Planting Bed at Auditorium Entry</u> Existing entry has adjacent planter beds that contain large rocks and no vegetation. Large rocks and depressed planters are tripping hazard. Rocks removed and filled with concrete. Owner Request	\$3,070.83
COP	618	<u>Security Camera</u> Upon further review by district security staff, additional security cameras were requested. Owner Request	\$28,526.54
COP	624	<u>West Grounds Maintenance</u> At the west landscape areas only the redistribution of wood chips were called out in certain zones. No grounds maintenance was identified for the west side except at new entrance of school. On-going removal of saplings, weeds, other debris including multiple dead trees and stump grinding, was necessary for final condition. Owner Request	\$17,731.34
COP	631	<u>Miscellaneous Landscape Planter Revisions</u> Removal of existing metal pipe rails and unhealthy shrubs. Replace with new landscaping at planter beds. Owner Request	\$7,382.25
COP	632	<u>South Wing Attic Lighting</u> At South Wing Attic relocate light switches next to ladder locations and redistribute lights to meet required light levels. Design Error	\$5,712.17
COP	634	<u>Added Sheet Metal Covers at Served</u> Stainless steel metal covers were necessary to protect exposed insulated ductwork at Served. Owner Request	\$3,159.22

COP	640	<u>Exhaust Fan in East Building New Boiler Room</u> Due to temperature levels in new steam boiler room an exhaust fan was necessary. Work includes new fan, ductwork and controls. Owner Request	\$17,289.34
COP	641	<u>Administration Suite Revisions</u> Revisions to miscellaneous offices and conference room in the administrative suite. Work relocated large monitors, whiteboards and storage to improve operation of the spaces. Owner Request	\$5,520.40
COP	643	<u>Revise Hallway B10C to Boys Locker room</u> Hallway accessing the boys locker room and new boiler room was extended so that maintenance workers can access boiler room without entering the locker room. Owner Request	\$6,147.89
COP	644	<u>North Sump Pump Power</u> Sump pumps supporting trench drains at North Wing exterior had not been identified in project scope and required new power supply. Unforeseen Condition	\$6,380.83
COP	645	<u>Stair 4 Added Trim at Windows</u> At mid floor landing no trim work had been defined at windows. New trim and paint was provided. Design Error	\$1,052.38
COP	647	<u>Commons Modesty Panel Per Administration Request</u> Per request from school administration, revised modesty panels were provided at the upper commons computer bar. Owner Request	\$4,446.62
COP	649	<u>Restrooms Windows Coverings</u> Per request from school administration, window treatment was provided at restroom windows facing to the east. Owner Request	\$3,856.98
COP	650	<u>Computer Bar Electrical</u> Per request from school administration, electrical outlets were revised to include USB connections. Owner Request	\$3,319.36
COP	651	<u>Misc. Mechanical and Plumbing Revisions</u> Change provided mop sink adjacent to receiving area, removed damper and insulated outside air duct at AHU-09 and relocated return grill at science room 261. Design Error	\$11,491.58
COP	652	<u>North Parking Lot New Signage</u> Existing signage at north parking lot had not been revised per new traffic flow. Signage revised and old damaged signs replaced. Owner Request	\$1,765.75
COP	653	<u>Main Entry Access Control Revisions</u> Revised hardware and function at doors 100A-2, B-2, and 131-1. Provide power connections at 100A-2 and 100B-2. Relocate card readers and re-pull telecom cabling to new electrified door hardware. Unused hardware was turned over to the owner. Owner Request	\$27,797.57
COP	654	<u>East Buildings Revisions</u> After further review of East Buildings significant revisions were requested. Additional scope includes; new doorways, new flooring, casework demolition to accommodate wall finishes and whiteboards, acoustical treatment, new walls and paint, revised mechanical for relocated equipment, fire sprinklers revisions, controls and electrical telecom, lighting, and fire alarm. Owner Request	\$153,081.02
COP	655	<u>North Wing East Portion of Roof Revision</u> North wing east portion of roof system was revised due to existing conditions and new steel. Unforeseen Conditions	\$28,279.04

COP	656	<u>Concealment of HSS Clips at Stairs 4 & 5</u> Due to width of existing structure between windows at stair 4 and 5, the clips connecting to the hollow tube steel and anchoring to structure were revised to accommodate. Unforeseen Condition	\$6,148.93
COP	658	<u>Exposed Brick in Art 3D 136 at Door 135A-2</u> Exposed brick in 136 was deteriorating and required tuckpointing and steel lintel over doorway. Unforeseen Condition	\$3,763.40
COP	659	<u>Repair Existing Broken Storm Pipe and Added Liner at West</u> After significant camera investigation of existing storm drainage issues were identified in several locations. Main east/west storm drain line at North Parking Lot had significant breaks that could not be bridged by base bid liner, so was cut and replaced. Additionally, due to root intrusion from beech trees north/south storm drain line at west portion of site was routed and new liner installed. Owner Request	\$29,243.02
COP	660	<u>South Wing Shaft Fire Rating</u> Per inspection by city, added fire sealant was required at certain south wing shafts. The scope was above what was defined in the contract documents. Jurisdiction	\$15,375.96
COP	661	<u>East Building Controls Clarifications</u> Following East building controls meeting, additional and revised control points were necessary. District mechanical/electrical/plumbing coordinator reviewed and concurred with proposal. Owner Request	\$12,300.00
COP	663	<u>North Wing Revised Roof Strut Connection Due to Step in Concrete</u> Due to unforeseen step in concrete roof, structural strut connection was revised to accommodate height change. Unforeseen Condition	\$9,317.51
COP	665	<u>Historic Fence Intermediate Post Replacement</u> At north historic fence only damaged or missing intermediate posts were identified to be replaced. During construction it was discovered that existing intermediate posts had been cut to remove spikes making them too low to be compliant with rail heights. All intermediate posts needed replacement. Unforeseen Condition	\$15,547.55
COP	668	<u>East Building Existing Roof Drain Connection Abatement</u> East building roof drains were identified to be replaced. During demolition discovered that drain boot contained asbestos material that required abatement. Unforeseen Condition	\$5,197.42
COP	669	<u>SDCI Exit Sign Revisions</u> During preliminary certificate of occupancy inspections, city inspector identified several locations that additional exist signs were required. Jurisdictional	\$6,197.81
COP	672	<u>Correct Damage Caused by District Workers, Deliveries</u> During the delivery of furniture, truck driver ran over stainless steel handrail damaging beyond repair. This replaces the entire rail system. Owner Request (To be reimbursed by furniture vendor)	\$10,556.02
COP	673	<u>Modify and Paint Historic Gate at North Double Stair</u> Existing historic gate at west side of North Wing, below double stairs was deteriorated more than anticipated. Portions of the gate required complete replacement and repainting. Unforeseen Condition	\$3,801.87

COP	674	<u>Landscaping Along Interlake Avenue Right-of-Way</u> At time of bidding, the landscaping along the Interlake right-of-way had not been finalized in the Street Improvement Plan. This work was removed from the bid package until this could be negotiated with the City. City agreed to limit right-of-way work. Owner Request	\$10,399.00
COP	675	<u>Additional Work at Hub Trailer</u> Due to the location of the district's Hub trailer (mobile MDF), portions of the concrete curbing and storm drainage system could not be completed until the Hub trailer was removed from the North Parking Lot. Owner Request	\$4,820.98
COP	676	<u>Duct Support Steel (not included in COP 110)</u> Following the approval of COP 110 and the work associated with revised ductwork, it was determined by the structural engineer that support steel over penetrations were necessary. This steel support was not included in COP 110. Owner Request	\$6,496.25
COP	677	<u>Commons Ceiling 138 Height Revision</u> To maximize the ceiling height in 138 adjacent to main commons area, mechanical piping and ductwork was raised before ceiling system was installed. This raised the ceiling to 8'-8". Owner Request	\$5,164.14
	680	<u>Additional Signage Requests from Administration</u> Following the move in of staff administration additional room and directional signage was requested. Owner Request	\$6,016.86
		<u>Overtime Split (Negotiated, CCA Split)</u> Additional overtime required to achieve occupancy was reviewed and negotiated with contractor. Owner Request	\$20,608.41
		<u>New Concrete Ramp at East Courtyard</u> Varying height of exterior walkway creating a significant tripping hazard and was against code. A ramp was necessary to create code compliant access. This work was completed on at time and material basis and on overtime to not impact final inspections. Owner Request	\$26,525.77
		<u>Fire Alarm Service Call</u> Fire alarm service call was required after a false alarm. After further investigation discovered that closet stand pipe valve had been tampered with by a student. Owner Request	\$436.77
		<u>Theater Interim Systems (Drapery, Lighting and Audio)</u> To address immediate needs in the theater basic stage drapery, lighting, and audio improvements were necessary. Work will support most activities until the theater renovations can occur. Rigging improvements were addressed through a district work order due to urgency. Owner Request	\$95,500.25
Change Order 24 Total			\$770,468.31
RECOMMENDATION			

SPS Project Manager recommends approval. All work that is related to the individual changes has been included in this Change Order. The change has not been split to avoid approval levels. General activities performed at different locations, or different times, or with different trades are considered separate and are combined in the Change Order for approval.

Signature: Steve Moore, Sr. Construction Manager

Print Name, Title