



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
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I. TITLE

BTA III & BEX IV Final Acceptance of work performed under Public Works Contract P5057, with Bates Roofing LLC for the John Muir Elementary School Re-roof and Seismic Upgrades Project
For Introduction: August 24, 2016
For Action: September 07, 2016

II. WHY BOARD ACTION IS NECESSARY

Board action is needed to approve Final Acceptance of BTA III & BEX IV Public Works Contract P5057 for the John Muir Elementary School Re-roof and Seismic Upgrades Project.

III. FISCAL IMPACT/REVENUE SOURCE

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

Fund	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
BTA III & BEX IV	\$664,912	\$26,426	\$66,368	\$757,707	\$34,567
Total	\$664,912	\$26,426	\$66,368	\$757,707	\$34,567

Date: _____

JoLynn Berge, Assistant Superintendent Business & Finance

Expenditure: N/A One-time Annual Other Source

IV. POLICY IMPLICATION

For purposes of avoiding disputes concerning the timing of the filing of liens, the School Board should accept the work as complete prior to the release of retention.

V. RECOMMENDED MOTION

I move that the School Board accept the work performed under BTA III & BEX IV Public Works Contract P5057, with Bates Roofing LLC for the John Muir Elementary School Re-roof and Seismic Upgrades Project as final.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee 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 roofing replacement and seismic improvements to the John Muir Elementary School Facility.

The contractor, Bates Roofing, 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 overall project budget is \$878,919 including this construction contract, contingency, sales tax, consultant fees, permits, bidding/advertising/printing, staff and associated costs. The total cost of the project is \$915,283 or \$36,364 over the assigned budget due to the poor condition of the existing roof and additional seismic scope to ensure a more resilient structural system for addressing seismic safety. The Project overages will be covered with BTA III 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	July 6, 2016
Acceptance of Completed Project by School Board	September 07, 2016
Release of Retainage	Approx. October 2016

XII. ATTACHMENTS

Architect’s Final Completion Notice
Change Order Memo
Project Budget Summary
Contractor’s Schedule of Values
Closeout Checklist