



SCHOOL BOARD ACTION REPORT

DATE: August 23, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: September 20, 2017
For Action: October 4, 2017

1. TITLE

BTA III & BEX IV: Final Acceptance of Public Works Contract K5059 with Western Ventures Construction, Inc., for the Seismic, Green Energy and Re-roofing Adams Elementary School Project

2. PURPOSE

This action approves the Final Acceptance of Public Works Contract K5059 with Western Ventures Construction Inc., for the Seismic, Green Energy and Re-roofing at Adams Elementary School project, for purposes of avoiding disputes concerning the timing of the filing of liens prior to the release of retainage bond.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under the BTA III and BEX IV funded Public Works Contract K5059, with Western Ventures Construction, Inc., for the Seismic, Green Energy and Re-roofing at Adams Elementary School project, as final.

4. BACKGROUND INFORMATION

- a) **Background:** The scope of work arose from the need to replace the existing roof and to address deficiencies in earthquake safety. While the roof was being replaced, new plywood sheathing was installed and additional roof-to-wall ties were added to provide lateral stability during a seismic event.

In addition, Seattle School District No. 1 (SSD) was awarded a \$500,000.00 Office of Superintendent of Public Instruction (OSPI) energy efficiency grant to help fund improvements to the existing aging heat pump system at Adams Elementary School. With the assistance of this grant, a geothermal well field was installed and the existing heat pumps were replaced to provide a new energy conserving water-source heat pump heating system.

The Buildings, Technology and Academics/Athletics III (BTA III) Capital Levy Program funded the re-roofing and mechanical improvements while Building Excellence IV (BEX IV) Capital Levy funded the seismic improvements. The project was completed within budget. The architect for this project recommends approval of Final Acceptance.

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
- Buildings, Technology, Academics and Athletics III Capital Levy Program
- Building Excellence IV Capital Improvement Program

5. FISCAL IMPACT/REVENUE SOURCE

There is no fiscal impact to this action. No outstanding invoices remain.

Contractor:	Western Ventures Construction
Contract Amount	\$ 2,949,980
Change Orders	\$ 348,511
Sales Tax	\$ 316,668
Total Contract	\$ 3,615,159
Retention	\$ Bonded

_____ Date: _____
Amy Fleming, Director of Accounting Services

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 development of the BTA III and BEX IV projects list underwent extensive community engagement.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BTA III and BEX IV program was designed to provide equitable access to schools across the district.

8. STUDENT BENEFIT

This action closes out a construction project that provide safe and improved facilities for students.

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 as complete prior to the release of the retention.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on September 7, 2017. The Committee reviewed the item and moved it forward to the full Board for approval.

12. TIMELINE FOR IMPLEMENTATION

Contractor's One-Year Warranty Period Ended	October 2016
Acceptance of Completed Project by School Board	October 4, 2017
Release of Retainage	NA(Bond posted)

13. ATTACHMENTS

- None