



# **SCHOOL BOARD ACTION REPORT**

**DATE:** March 6, 2019  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0636, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** May 1, 2019  
**For Action:** May 15, 2019

## **1. TITLE**

BEX IV/BTA IV: Approval of Construction Change Order #17 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 #17 for the Lincoln High School Modernization and Addition project in the amount of \$1,290,686.01, 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 sixteen change orders have been issued totaling \$3,908,880 or 6.1% of the GMP.

This change order is comprised of twenty-six (26) individual items that total \$1,290,686.01. 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. This change order includes two Bid Alternates 5A and 5H. These alternates were bid during the initial bidding but were not selected at GMP approval. Funds were available in the change contingency and the pricing from the Contractor were still valid.

District Policy No. 6220 requires the Board to approve all contract actions over \$250,000. Each of the twenty-six (26) 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 \$1,290,686.01. 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 April 18, 2019. The Committee reviewed the item and moved forward with a recommendation for consideration by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Board Approval of BAR	May 2019
Execution of Change Order	May 2019
Construction Completion	June 2019
Owner Move-In	July/August 2019

**13. ATTACHMENTS**

- Construction Change Order No. 17 Description and Summary of Change



# Description and Summary of Change

## Construction Change Order Lincoln High School # 17

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

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Capital Projects  
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Description and summary of change on construction change order # 17 for Lincoln High School Modernization project.

# CHANGE ORDER - SUMMARY OF CHANGE



## SEATTLE SCHOOL DISTRICT CAPITAL PROJECTS

Project Name	<u>Lincoln High School Modernization</u>	CO #	<u>17</u>
Project #	<u>A332200LNS</u>	Contract #	<u>P5084</u>
		Date	<u>4/5/19</u>
TO CONTRACTOR:	<u>LYDIG CONSTRUCTION</u>		
	<u>3180 139TH AVE SE #110</u>		
	<u>BELLEVUE, WA 98005</u>		

COP/CCD	#	Description	Amount
COP	176	Window Flashing Revision	\$261,676.28
COP	199	East Courtyard Revision	\$12,447.60
COP	214	Accessibility Book Detection Power	\$1,343.54
COP	224	Library Plaster Repairs Beyond Allowance	\$193,047.03
COP	229	Storm Drain	\$13,773.48
COP	262	Repaint Central Wing Rosettes	\$10,644.42
COP	283	Plywood Flooring At Central Wing	\$93,605.56
COP	287	Continuous Bent Plate at CA Line Opening	\$3,692.69
COP	329	Overhead Door 233-2 Clarfications	\$11,069.74
COP	330	Grill and Beam Conflict in Room 131D	\$5,159.98
COP	335	Wall Furring in MDF 119	\$4,473.65
COP	349	Classroom 012 Plumbing and Beam Conflicts	\$8,191.30
COP	398	Custodiam Room 240A Mop Sing and Floor Joist Conflict	\$1,279.08
COP	399	Brick Infill at NW Level 3 East Roof	\$2,845.17
COP	406	Finish at Top of Wall in Stairs 4 and 5	\$7,755.59
COP	408	Additive Alternate 5A East Building Finishes	\$249,733.02
COP	409	Patching/Taping Fire Rated Ceilings	\$18,494.62
COP	414	L3 Elevator Opening Lintel	\$543.86
COP	430	Locking Mechanism Overhead Door 117B-2	\$623.94
COP	440	Removal Metal Screen Central Wing Roof	\$836.07
COP	441	Wireless Sensing Edge on Coiling Doors	\$1,010.79
COP	442	Commons Projection Screen Drop	\$1,590.01

COP	458	Plaster Repairs ST4 & ST5	\$30,015.67
COP	475	Grout Steel Headers	\$84,187.79
COP	476	Window Blocking Revision Throughout North, Central and South Wings	\$181,271.20
COP	477	Additive Alternate 5H; Exterior Maintenance of East Building	\$91,373.93
<b>Change Order    17</b>			<b>\$1,290,686.01</b>

## CHANGE ORDER DESCRIPTION OF CHANGE - PROJECT MANAGER



### SEATTLE SCHOOL DISTRICT CAPITAL PROJECTS

Project Name	<u>Lincoln High School Modernization</u>	CO #	<u>17</u>
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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	176	<p><b><u>Window Flashing Revision</u></b>                      The window flashing articulated in the construction documents was problematic with respect to the existing conditions encountered once demolition was complete. The rough openings for the 492 windows were inconsistent in opening size and varying condition of the existing brick and grout depths. The architect, building envelope consultant, contractor and district reviewed the existing conditions and concurred revising window flashing assembly was necessary to prevent moisture intrusion. A fluid applied Prosoco Fast Flash system was recommended to be applied in multiple layers to provide bridging between varying surface conditions and adapt to the varying opening types throughout the historic buildings. Construction Change Directive (CCD) #171 in the amount of \$200,000 was issued in October 2018. Unforeseen Condition.</p>	\$261,676.28
COP	199	<p><b><u>East Courtyard Revision</u></b>                      Base design included minimal central courtyard hardscape - bid alternate not selected. CCD #197 was issued revising the courtyard hardscape to include concrete seatwalls, concrete walkways and site amenities for student use (i.e. benches, bike racks). Owner Request.</p>	\$12,447.60
COP	214	<p><b><u>Accessibility Book Detection Power</u></b>                      Added two access panels in the ceilings at Learning Lab 112 and Corridor 100K to accommodate installation of future book detection devices in response to RFI #403. CCD #212 issued. Owner Request.</p>	\$1,343.54
COP	224	<p><b><u>Library Plaster Repairs Beyond Allowance</u></b>                      Base construction contract included a plaster repair allowance of 120 lineal feet of ornamental plaster repair and 800 square feet of plaster skim coat repair. After the removal of the existing suspended ceiling the existing plaster ceiling, beams and columns were discovered to be in poorer condition than initially thought, significant cracking and damage, hidden by paint, was observed and required extensive repair. CCD #223 was issued October 2018, to further implement ornamental plaster repair in Library, including columns, beams, cornices, trim and miscellaneous tie-ins. Unforeseen Condition.</p>	\$193,047.03
COP	229	<p><b><u>Storm Drain</u></b>                      Storm drainage improvements were planned at the north parking lot and 43rd Avenue and Ashworth. Base contract improvements included cleaning, scoping and lining. At the storm drain in the north parking lot a break in the storm line was discovered and repaired and at 43rd Avenue and Ashworth the pipe diameter transitions from 6" to 8" requiring a custom liner to fit the existing in-field conditions. In addition, lateral connections not shown on the drawings were discovered and required repair. CCD #224 was issued to address storm drainage issues. Unforeseen Conditions.</p>	\$13,773.48
COP	262	<p><b><u>Repaint Central Wing Rosettes</u></b>                      CCD #260 was issued to have the existing rosettes at the central wing painted to blend in with either the existing masonry or terra cotta surfaces. This CCD also required caulking of voids to create a water tight surface to prevent moisture intrusion into the building. Owner Request.</p>	\$10,644.42
COP	283	<p><b><u>Plywood Flooring Throughout Central Wing</u></b>                      The existing wood flooring substrate was not suitable for the installation of new flooring materials due to its poor condition. CCD# 286 issued February 2019 authorized 1/2" plywood sheeting to be placed over the existing flooring to provide a quality surface for new flooring materials. Unforeseen Condition.</p>	\$93,605.56



COP	287	<b><u>Continuous Bent Plate at CA Line Opening</u></b> At the bifolding door header to the Commons the existing wood headers were failing, requiring that the wood headers be removed and the masonry grouted solid. CCD # 290 was issued to cover grouting costs. Unforeseen Conditions.	\$3,692.69
COP	329	<b><u>Overhead Door 233-2 Clarifications</u></b> No framing details were included in the contract for the fire rated overhead coiling door assembly. CCD #327 was issued clarifying required framing and revising the mechanical and electrical rough-in installations for the fire rated opening. Design Omission.	\$11,069.74
COP	330	<b><u>Grill and Beam Conflict in Room 131D</u></b> Structure/ductwork conflict. Due to the elevation of an existing beam being lower than identified in the contract documents ductwork revisions were required that necessitated revising wall locations and the swing of the door. CCD #328 was issued for these revisions. Design Error.	\$5,159.98
COP	335	<b><u>Wall Furring in MDF 119</u></b> The existing brick was uneven and would not have provided a good substrate for installing plywood sheathing. Additional furring of the west and north walls in MDF Room 119 was required to accommodate the new plywood panels. CCD #333 was issued for this revision. Unforeseen Condition.	\$4,473.65
COP	349	<b><u>Classroom 012 Plumbing and Beam Conflicts</u></b> Structure/plumbing pipe conflict. Due to the elevation of an existing beam being lower than identified in the contract documents plumbing revisions were required that necessitated additional steel beam penetrations and ceiling height revisions. CCD #347 was issued for these revisions. Design Error.	\$8,191.30
COP	398	<b><u>Custodial 240A Mop Sink and Floor Joist Conflict</u></b> Due to an unforeseen wood joist, a furring wall was necessary for concealing plumbing lines. CCD #398 was issued for these revisions. Unforeseen Condition.	\$1,279.08
COP	399	<b><u>Brick Infill at NW Level 3 East Roof</u></b> Two existing openings on level 3 east roof of the north wing were not identified to be infilled. CCD #399 was issued to infill openings with salvaged brick. Design Omission.	\$2,845.17
COP	406	<b><u>Finish at Top of Wall in Stairs 4 and 5</u></b> The removal of existing ceilings at historic stairs 4 and 5 exposed unfinished brick walls above historic plaster. CCD #406 was issued to install 1-5/8" framing, plaster backer board and application of veneer plaster to conceal exposed brick at top of wall. Unforeseen Condition.	\$7,755.59
COP	408	<b><u>Additive Alternate 5A East Building Finishes</u></b> The Guaranteed Maximum Price (GMP) Amendment includes minimal interior improvements to the east buildings. Alternate 5A, bid during the initial buyout, includes hazardous material abatement, wall painting and flooring replacement. Selecting bid alternate at this time as funds are available within the construction contingency. CCD #408 was executed in the amount of \$240,000 in February 2019, revised price includes required General Contractor markups. Owner Request.	\$249,733.02
COP	409	<b><u>Patching/Taping Fire Rated Ceilings</u></b> During agency inspections, existing ceiling penetrations were observed that required patching. CCD #409 was issued to fire tape existing ceiling holes not identified in contract to maintain fire rating. Penetrations created by new building systems is covered by the construction contract. Agency Request.	\$18,494.62
COP	414	<b><u>L3 Elevator Opening Lintel</u></b> At Central Wing Level 4 new bent plates were to be installed above the existing window openings. An existing steel member was discovered at this location conflicting with the new plates. CCD #414 directed contractor to weld on an extension to the existing header, instead of removing existing steel and installing new bent plates. Unforeseen Condition.	\$543.86
COP	430	<b><u>Locking Mechanism Overhead Door 117B-2</u></b> Specifications for loading dock coiling door did not require an interlock between the locking mechanism and the motor. To avoid damage to motor CCD #430 directed to install the interlock. Owner Request.	\$623.94
COP	440	<b><u>Removal Metal Screen Central Wing Roof</u></b> There is a metal screen attached to the brick above the lower central wing southern roof (2D Art) on the second floor. The screen was not indicated to be removed on the demolition drawings. CCD #440 directed the removal of this screen. Design Omission.	\$836.07

COP	441	<b><u>Wireless Sensing Edge on Coiling Doors</u></b> CCD #441 directed the change of the safety sensors on the overhead coiling counter doors to be changed to wireless sensors instead of cord connection. Owner Request.	\$1,010.79
COP	442	<b><u>Commons Projection Screen Drop</u></b> During submittal review of the projection screens, it was requested to provide a 90" black drop above the projection screen. With the specified screen this amount of drop is not available. CCD #442 modified the screen type to an 87" drop, high-definition screen with 2" black border. Design Error.	\$1,590.01
COP	458	<b><u>Plaster Repairs ST4 &amp; ST5</u></b> The existing veneer plaster repair at all walls in Central Wing Historic Stairs 4 and 5 was to have minor patching but after further review of ornamental rail trim and walls, additional plaster restoration was necessary. CCD #458 was issued to fill and skim coat walls, landing soffits, base repair at landings, window returns and ornamental rail detail. Owner Request.	\$30,015.67
COP	475	<b><u>Grout Steel Headers</u></b> New steel headers were called out throughout the building for new penetrations and openings for passageways and doors. The GC/CM notified the project team that substrate conditions, varying brick, were different than anticipated. Coughlin, Porter, Lundeen, project structural engineer reviewed and made recommendations for grouting all irregular conditions creating an improved seismic upgrade. Initially, the district and architect felt these grouting costs were base scope, but after discussion and justification of costs by the GC/CM the grouting was determined a valid costs. The subsequent pricing was reviewed by the project team and negotiated to the recommended price. Unforeseen Condition.	\$84,187.79
COP	476	<b><u>Window Blocking Revisions Throughout North, Central and South Wings</u></b> Associated with CCD #171, the existing rough opening was different than anticipated and the designed window blocking would be problematic with the new weatherproofing system. The 2x framing at head, jamb and sill needed to be revised as the fastening to the existing brick, mortar or concrete was a concern. After several mockups and revisions of assembly per wing and window type, a plywood wrap was custom made per opening securing back to the new interior framing. The framing assembly fastened to the brick opening and wall framing and created a better transition for the revised flashing material for the 492 windows. Unforeseen Condition.	\$181,271.20
COP	477	<b><u>Additive Alternate 5H; Exterior Maintenance of East Building</u></b> The Guaranteed Maximum Price (GMP) Amendment include minimal maintenance to the east buildings including sealant of precast panel joints, patching of large spawled panels and minor paint. Alternate 5H, bid during the initial buyout, included cleaning, painting, anti-graffiti treatment and other exterior maintenance scope to the East Buildings. After further review, Owner Requested that this alternate be executed. CCD #483 will be issued for this work. Price includes required markups. Owner Request.	\$91,373.93
<b>Change Order 17 Total</b>			<b>\$1,290,686.01</b>
<b>RECOMMENDATION</b>			

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