



SCHOOL BOARD ACTION REPORT

DATE: August 16, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: August 28, 2019
For Action: September 4, 2019

1. TITLE

BEX IV/BTA IV: Approval of Construction Change Order #20 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 #20 for the Lincoln High School Modernization and Addition project in the amount of Seven Hundred Ninety-Eight Thousand Five Hundred Forty-Two Dollars and Twenty-Two cents \$798,542.24, 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 Building Excellence IV (BEX IV)/ Buildings, Technology and Academics/Athletics (BTA IV) capital program included the modernization of 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 levies 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 nineteen (19) change orders have been issued totaling \$4,796,906 or 7.6% of the GMP.

This change order is comprised of one hundred thirty-three (133) individual items that total \$798,542.24. The district has directed these activities to proceed via Construction Change Directive, which are noted in the Change Order Description of Change. Construction Change Directives are utilized to allow the work to proceed in a timely manner and avoid project delay. In response to a Construction Change Directive the Contractor generates and submits a Change Order Proposal (COP) for the project team to review and consider pricing.

District Policy No. 6220 requires Board approval for all contract actions over \$250,000. Each of the one hundred thirty-three (133) 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 an effort to compensate the contractor in a timely manner. All parties recommend this change order be approved by the Board for this project.

b. Research

Changes in the Work are governed by Article 7 of General Conditions within the GC/CM contract 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 \$798,542.24. Project costs remains within the overall project budget.

The revenue sources for this motion are the 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 BEX IV Capital Levy went through an extensive community vetting process, and the levy 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 Capital Levy went through an extensive community vetting process, and the levy 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 and Addition 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 August 15, 2019. The Committee reviewed the item and moved forward for approval.

12. TIMELINE FOR IMPLEMENTATION

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

13. ATTACHMENTS

- Construction Change Order No. 20 Description and Summary of Change



Description and Summary of Change

Construction Change Order Lincoln High School # 20

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

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Description and summary of change on construction change order # 20 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>20</u>
Project #	<u>A332200LNS</u>	Contract #	<u>P5084</u>
		Date	<u>8/6/19</u>
TO CONTRACTOR:	<u>LYDIG CONSTRUCTION</u>		
	<u>3180 139TH AVE SE #110</u>		
	<u>BELLEVUE, WA 98005</u>		

COP/CCD	#	Description	Amount
COP	233	Concrete Cutting for Steel Modifications	\$35,821.42
COP	308	Existing Wood Members on NW Beams	\$6,196.76
COP	323	Library Plywood	\$42,343.69
COP	347	Corridor 200D Light & Structure Conflict	\$4,340.54
COP	353	Duct Opening and Existing Steel Conflict	\$7,924.04
COP	356	Commons Column Reinforcement	\$10,364.68
COP	357	End Connection for W12x14 at GL CA.75 and C4/C7	\$12,155.39
COP	359	Science 106 Plumbing Concealment	\$7,428.01
COP	360	Detail 16-S4.01 Conflict at CE-C1	\$3,393.16
COP	362	AI Phone Mounted on Bollard at Door 100A-1	\$3,196.65
COP	365	EL-3 Top of Wall Clarification	\$2,362.66
COP	369	Wall Framing at Door Frame 133-1	\$1,051.33
COP	370	Corr 130C Framing Layout	\$4,448.68
COP	372	Classroom 232 and 233 Clarifications	\$1,793.84
COP	373	Framing at South Wall of Staff Toilet 139G	\$2,088.12
COP	374	J10 at South Wall of Work/Mail 131A	\$873.51
COP	375	Framing at South Wall of Principal 131H	\$1,091.90
COP	376	North Wall Framing of Art Supply Storage 002	\$1,794.86
COP	378	East Courtyard Roof Drain Connections	\$11,814.30
COP	379	Wall Framing at Classroom 451 Entry	\$1,549.45
COP	380	Expansion Joints in Linoleum Flooring	\$1,380.98
COP	381	Roof Drains at Rooms 135 and 136	\$12,096.12

COP	383	Wall Alignment at Corr 130D	\$613.54
COP	385	Jamb Detail at Fire Door 245-2	\$2,431.28
COP	389	Detail 12-S5.09 and Existing Steel Conflict	\$7,878.28
COP	392	SCL Transformer Site Work	\$3,721.81
COP	393	Student Store 243A Dryer Ductwork	\$1,477.69
COP	395	Telecom Cable Routing in Rooms 441 & 442	\$4,682.67
COP	397	Soffit for Psych 449 and Corr 430D	\$2,727.66
COP	400	Reglet Detail at Roof to Wall at Existing Brick	\$2,048.25
COP	401	Ceiling Soffit Revisions	\$30,113.43
COP	407	Mailbox Framing and Blocking in Work Mail 131A	\$873.51
COP	412	South Parking Lot Grind and Overlay	\$21,287.79
COP	413	Brick Infill for Flashing at SW Mechanical Roof	\$1,973.73
COP	415	CO 10 Reconciliation	\$1,893.41
COP	418	Missing Window Support CW Grids CA/C3-C4	\$11,267.31
COP	420	Vertical Flashing at NW Corner of Mechanical 372	\$3,461.84
COP	424	SW Low Roof Angle Discrepancies	\$15,408.20
COP	425	CPL Item 9.3 Confirmation	\$846.48
COP	426	Delete Fire Shutter	(\$5,904.00)
COP	431	Floor Elevation Change at Door 134-3	\$2,226.43
COP	433	SW Basement Stair Drain	\$2,991.80
COP	434	Existing Walls in Mech 135B	\$3,312.09
COP	436	NW L2 Dwyidag Connections	\$632.26
COP	444	Commons Guardrail Stiffener Plates	\$19,863.14
COP	447	Exterior Repairs at Stair 11	\$2,448.96
COP	449	SW Concrete Window Infills	\$6,826.94
COP	451	Operable Partition Support Conflict	\$4,996.72
COP	453	Brick Repair at North Wing Reglet Location	\$1,948.77
COP	454	Concrete Removal for ST4 & ST5 Attach	\$4,011.94
COP	456	Scupper Infill SW North Elevation	\$2,427.13
COP	457	Cornerguard Clarification	\$285.97

COP	460	N & S Wings Clock Locations	\$3,440.00
COP	462	Wall Framing South Wall Room 140	\$2,498.89
COP	463	Exposed Walls at Vest 101D & 100K	\$2,125.03
COP	464	Seismic Joint Cover & Fire Blanket	\$5,667.45
COP	465	Liquid Flashing at CW Window Sills	\$5,188.07
COP	467	Makerspace Ceiling Height Revisions	\$10,383.40
COP	473	Revise Flex Space Finishes	\$5,297.25
COP	481	Entry Vestibule Unit Heater	\$1,717.91
COP	482	3D Art Acoustics	\$21,389.00
COP	483	Entry Ramp Revisions	\$2,336.65
COP	486	Repairs at Library Balcony	\$7,342.73
COP	487	CW Column Infills at Grid CD	\$3,374.48
COP	488	Brick & Terra Cotta Repairs at CW Courtyard	\$44,185.00
COP	491	N Wing Attic C Channel	\$3,133.22
COP	493	North Wing Exterior Repairs	\$9,359.10
COP	494	Room 345 Existing Header and Duct Conflict	\$2,353.29
COP	495	South Parking Lot Revisions	\$23,457.02
COP	496	Plaster Removal at BX42 Walls	\$1,022.22
COP	497	Trench Cut at Footing (CCA Share)	\$9,632.59
COP	499	Gaps at Window Lintels	\$2,702.70
COP	501	Framing at Window Pockets CW	\$5,752.74
COP	502	Exposed Walls at IDF & Storage	\$15,545.46
COP	503	Finish Steel at CA Line Opening	\$3,764.96
COP	504	Central Wing Commons 20-S5.10 Detail	\$13,787.00
COP	505	BF-5 Tie-In to Existing Conflict	\$1,209.40
COP	507	Valley NECA 3 Agreement MOUR	\$9,953.00
COP	508	OT-PT Ceiling Height	\$2,235.79
COP	509	North Wing East Roof Vents	\$1,170.93
COP	511	CPL 9.6b Infill at NW	\$3,572.06
COP	512	Groundwater at Jack Hole	\$3,634.45

COP	513	NW Attic C Channel Connection	\$2,660.07
COP	514	CPL 9.7 Stut at Grid NR/N3	\$8,868.26
COP	516	NW Addition East Exterior	\$1,341.47
COP	517	Brick Repairs at Art 136	\$928.63
COP	518	Ceiling Framing Above ACP-1 Rm 271	\$15,273.01
COP	519	Decorative Metal Riser Repair	\$11,338.03
COP	520	Concrete Demo at ST1-1-3	\$6,712.56
COP	521	Exposed Concrete NW Roof	\$2,930.43
COP	522	Corr 130D Existing Wall Head Gap	\$3,823.71
COP	523	Door Frame 130H	\$1,580.65
COP	524	CCD 357 Revised Classroom 357	\$4,260.47
COP	527	Mow Strip in South Lot	\$3,934.98
COP	528	Corridor 130D Fur Down	\$2,880.52
COP	529	Overhead Fire Door Revisions	\$3,173.78
COP	530	Framing in Workroom 202M	\$3,753.00
COP	531	FCU-027 Housekeeping Pad	\$2,201.46
COP	532	Lintel at Vestibule 130E	\$9,179.08
COP	533	GFCI Breaker Confirmation	\$4,982.16
COP	534	IDF 270 Additional 4 Plex	\$682.17
COP	537	Framing East Wall Room 131	\$4,514.20
COP	538	BF-4 Detail Revision	\$3,313.12
COP	540	ST4 Decorative Metal	\$1,047.18
COP	543	Soffit ACP-1 at 133	\$3,766.52
COP	544	Commons Clock Framing	\$1,004.54
COP	545	Secure Existing Damaged Terra Cotta	\$405.55
COP	546	Locker Conflict Chairlift	\$742.49
COP	547	NW Concrete Beam Wrap	\$3,105.14
COP	548	Modesty Panel at Commons	\$3,702.05
COP	553	North 1st Floor Beam Wrap	\$23,748.20
COP	555	ST 4 and 5 L1 Intumescent Paint	\$3,077.06

COP	556	Cameras ST 7-1 & 2	\$592.74
COP	557	Feeder @ D-ATS-X Disconnect	\$3,623.02
COP	558	Added Roof Walkway Pads	\$3,897.55
COP	559	Paper Towel & Casework Conflict	\$2,367.86
COP	561	Mondo Flooring Weight Room	\$4,471.58
COP	566	East Building Fire Alarm	\$35,796.48
COP	567	Loading Dock Fencing	\$1,529.69
COP	569	Finned Tube at Cust Office 124	\$3,209.14
COP	570	Dishwashing 3 Compartment Sink	\$411.80
COP	575	LD1-2 Added Wall Support	\$5,067.43
COP	576	Soffit Framing at NB.5	\$3,097.86
COP	577	Commercial Dryer Revision	\$1,565.05
COP	578	Existing Vaults in Courtyard	\$8,966.02
COP	580	Water Main Pressure	\$4,883.37
COP	581	Soap Dispenser Brackets	\$2,994.91
COP	582	Soffit Revision SW L-1	\$2,170.27
COP	584	Corr 100B Ceiling Clarifications	\$2,443.77
COP	594	Combustion Air Intake Insulation	\$5,393.95
COP	600	Revised Traffic Coating	\$2,318.98
COP	603	Ceiling Revision for RFI 552 Steel	\$1,568.17
COP	617	Existing Wood Blocking 271	\$1,725.20
Change Order 20			\$798,542.24