



SCHOOL BOARD ACTION REPORT

DATE: December 10, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: January 27, 2021
For Action: February 10, 2021

1. TITLE

BEX IV: Final Acceptance of Contract P5100 with Hellas Construction, Inc., for the Cleveland High School Athletic Field Improvements project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract P5100 with Hellas Construction, Inc., for the Cleveland High School Athletic Field Improvements project. Board approval allows the district to submit required documents to the State of Washington Department of Labor & Industries, Department of Revenue, and Employment Security Department and closeout the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract P5100 with Hellas Construction, Inc., for the Cleveland High School Athletic Field Improvements project as final.

4. BACKGROUND INFORMATION

a. Background

The Cleveland High School Athletic Field Improvements project is located at 5511 15th Ave. S, Seattle, WA 98108. This project included replacement of the natural turf field with a new synthetic turf (with cork infill) and installation of a three-lane rubberized running track for track and field events that include shot put, long jump, high jump, triple jump, and pole vault. In addition, the project also added new baseball and softball batting cages, resurfaced the tennis courts with synthetic turf for use as a soccer warm-up area, and under a different contract, installed new field lighting.

- The Architectural or Engineering (A/E) design team headed by DA Hogan was selected to provide the A/E services. The construction project was publicly bid on June 20, 2018, with a total of three bids received. Hellas Construction, Inc., was deemed to be the low responsive, responsible bid contractor, and DA Hogan recommended acceptance of the bid.
- Hellas Construction, Inc., has satisfactorily completed the contract work, and the consulting architect, DA Hogan, agrees and recommends final acceptance of the project. The total project budget, which also included a separate lighting contract, was completed with funds from the Building Excellence (BEX) IV Capital Levy,

the Buildings, Technology, and Academics/Athletics (BTA) IV Capital Levy, and King County Parks and Recreation funding. The project budget was \$4,964,287 and the total project costs were \$4,950,851 resulting in \$13,436 underspend. The underspend will be transferred to the BEX IV program contingency.

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

- Natural and Synthetic Turf, A Comparative Analysis, San Francisco Recreation & Parks
- Complete Guide to Sports & Recreation Surfaces. Recreation Management Magazine, July 2007

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the Hellas contract P5100 from the BEX IV Capital Levy funds. No outstanding invoices remain.

During the project, four change orders were issued totaling \$202,439 plus Washington State sales tax (WSST). Change order expenditures totaled 5.5% of the construction contract amount with the most significant expenditures associated with unforeseen conditions.

Contractor:	Hellas Construction Inc
Contract Amount	\$3,478,000
Change Orders	\$ 202,439
WSST	<u>\$ 371,724</u>
Total Contract including WSST	\$4,052,163
Project Retention	\$ Bond

Director of Accounting, Amy Fleming, confirmed budget details on January 4, 2021 (via email)

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

7. EQUITY ANALYSIS

The selection of projects for the BEX IV Capital Levy was completed in 2012. Projects selected for the BEX IV Capital Levy were intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as it would have been done for the district's current capital planning efforts.

8. STUDENT BENEFIT

It is a goal of the district to continue the process of implementing the BTA and BEX Capital levy programs to provide students with athletic field improvements and exterior field lighting as identified in the High School Bell Time Programmatic Environmental Impact Statement.

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: _____

In accordance [WAC 392-344-160](#), board approval of final acceptance is required to complete the Office of Superintendent of Public Instruction Form D-11 Application to Release Project Retainage.

10. POLICY IMPLICATION

For purposes of avoiding disputes over the timing of the filing of liens, the School Board should accept the work on a construction project as finally complete prior to the release of retention.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on January 14, 2021. The Committee reviewed the item and moved it forward to the full board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board
Release of Retainage Bond
Contractor's One-Year Warranty period ends

February 10, 2021
May 2021
October 2020

13. ATTACHMENTS

- Architect's Letter of Recommendation (for reference)

December 7, 2020



Paul Wight
Seattle School District
2445 Third Avenue South
Seattle, WA 98134

cc: Justin Rose, Hellas Construction

Re: Field & Track Improvements
Cleveland High School - FINAL COMPLETION

Paul,

We recommend Final Completion acceptance of all work performed under the Cleveland High School Field & Track Improvements project as constructed by Hellas Construction as defined by General Requirements.

Final Completion of both Contracts had been delayed by various City of Seattle SDCI Permit Requirements, now finalized and closed.

Operation and Maintenance Manuals have been provided by the contractor and delivered to the school district, including construction as-built drawings, in October 2019.

Please do not hesitate to contact me if you have any questions regarding these issues.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Gold", is written over a horizontal line.

Eric Gold, Principal
D.A. Hogan & Associates, Inc.