

# School Board Briefing/Proposed Action Report



**Informational** (no action required by Board)     **Action Report** (Board will be required to take action)

**DATE:** October 21, 2016  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent of Facilities & Operations  
(206) 252-0644, [ltherndon@seattleschools.org](mailto:ltherndon@seattleschools.org)

## I. TITLE

BEX IV: Constructability Review Report for the Loyal Heights Elementary School Modernization and Addition project    **For Introduction:** November 2, 2016  
**For Action:** November 16, 2016

## II. WHY BOARD ACTION IS NECESSARY

School Board approval of the Constructability Report is required, as part of the Office of Superintendent of Public Instruction (OSPI) D-Form process to receive state funding assistance for the project.

## III. FISCAL IMPACT/REVENUE SOURCE

Action helps to secure an estimated \$1,897,700 in state funding assistance for the Loyal Heights Elementary School project. This action does not represent a specific expenditure.

Expenditure: N/A     One-time     Annual     Other Source

## IV. POLICY IMPLICATION

Performing a constructability review report is a requirement of the OSPI State Funding Assistance Form D-7. Policy No. 6100, Revenues from Local, State and Federal Sources, states, "It is the policy of the Seattle School Board to pursue systematically those funding opportunities that are consistent with district priorities from federal, state, and other governmental units, as well as from private and foundation sources," and "The Board agrees to comply with all federal and state requirements that may be a condition for the receipt of federal or state funds...."

## V. RECOMMENDED MOTION

I move that the School Board approve and accept the Constructability Review Report, dated October 10, 2016, by Meng Analysis, for the Loyal Heights Elementary School Modernization and Addition project.

## VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on October 20, 2016. The Committee moved this item forward to the full Board with a recommendation for approval.

## **VII. BACKGROUND INFORMATION**

The constructability review process is part of the systematic approach for design quality assurance. Even if this process was not a requirement for state funding assistance purposes, this review would be undertaken as a standard practice to minimize changes during construction and to support the quality assurance of the facility design. The professional service fee for this Constructability Review Report is \$51,300.

In February 2013, 72% of the citizens of Seattle supported the BEX IV levy in the amount of \$695M. This levy was the culmination of a yearlong process analyzing the facilities needs of the district and how to best address those needs in a cost effective, efficient manner. The process included countless hours of planning, coordinating efforts throughout the district, community engagement and feedback, extensive Seattle School Board guidance and input that lead to a unanimous Seattle School Board vote in October 2012, affirming the BEX IV plan. The Loyal Heights project is included in the BEX IV levy. To date, the following key actions have been approved by the Board:

- Contract P1308, for Architectural & Engineering Services (A/E), to BLRB Architects, October 1, 2014
- Contract P1306, for Construction Management Services (CM), to Heery International, October 1, 2014
- Resolution 2014/15-17, Approval of the General Contractor/Construction Manager (GC/CM) Delivery Method and Budget Transfer, April 22, 2015
- GC/CM Contract P5069, to Skanska, April 22, 2015
- Site Specific Educational Specifications, April 22, 2015
- Resolution 2014/15-30: Certifying the project will not create or aggravate racial imbalance, August 19, 2015
- Value Engineering Report, State Funding Assistance, November 4, 2015

## **VIII. STATEMENT OF ISSUE**

The constructability review process is a cost control technique that is based on a review of project construction documents by mechanical, electrical, structural, construction and design professionals prior to a request for bids. The review identifies potential claim or problem areas and deficiencies that may occur as a result of errors, ambiguities, omissions, discrepancies, and conflicts in design documents. Constructability reviews are required by OSPI in order to receive state funding assistance.

## **IX. ALTERNATIVES**

Do not approve the Loyal Heights Constructability Review Report as complete. This is not recommended. If the Board does not acknowledge the report was completed, it would delay the issuance of Form D-8, which allows the District to open bids and could impact the District receiving state funding assistance. Not having the ability to open bids in a timely manner would have a negative impact on the project schedule.

## **X. RESEARCH AND DATA SOURCES / BENCHMARKS**

WAC 392-343-080: *A constructability review is defined as a cost control technique which is based on the review of project documents by mechanical, electrical, structural, construction, and design*

*professionals prior to a request for bids. The purpose of a constructability review is to identify potential claim or problem areas and deficiencies that may occur as a result of errors, ambiguities, omissions, discrepancies, and conflicts in design documents.*

## **XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT**

The design of the Loyal Heights Elementary School Modernization and Addition project was developed by teachers, building support staff, principals, administrators, parents, and community members. This group met throughout 2014-2015, to gather and provide information about facility use, District and School programs, and educational goals, upon which the design was based. The Loyal Heights Elementary School Modernization and Addition project will support the District's current educational goals as well as providing the flexibility to accommodate emerging programs.

## **XII. ATTACHMENTS**

- Constructability Review Report (draft)
- WAC 392-343-080