



SCHOOL BOARD ACTION REPORT

DATE: October 7, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: November 20, 2019
For Action: December 11, 2019

1. TITLE

BTA IV/BEX IV: Final Acceptance of Contract K5095 with Bayley Construction, LP, for the Leschi and Lowell Elementary Schools Seismic Improvements and Exterior Door Replacement project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract K5095 with Bayley Construction, LP, for the Leschi and Lowell Elementary Schools Seismic Improvements and Exterior Door Replacement 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 K5095 with Bayley Construction, LP, for the Leschi and Lowell Elementary Schools Seismic Improvements and Exterior Door Replacement Project as final.

4. BACKGROUND INFORMATION

a. Background

This project is funded through the BTA IV and BEX IV Capital levy funds. Leschi Elementary School is located at 135 32nd Avenue, Seattle, WA 98122. Lowell Elementary School is located at 1058 East Mercer Street, Seattle, WA 98102. The project involves Priority 1 Seismic Improvements at both schools, as identified in the PCS Structural Solutions Seismic Report. In addition, the project replaces exterior doors and hardware at Lowell Elementary School as identified in Meng 2014 Building Condition and Educational Adequacy Assessment report.

Harthorne Hagen Architects designed the project. The district sought bids in February 2018. Bayley Construction, LP, was awarded the contract on April 4, 2018 in the amount of \$351,000, plus Washington State Sales Tax. At Leschi Elementary School, the contractor anchored masonry bearing walls and braced portions of the play shed. At Lowell Elementary School, the contractor tied the brick veneer, improved anchorage and connections of attic trusses, repaired timber truss and replaced 29 doors.

Bayley Construction satisfactorily completed the contract work, and the consultant, Harthorne Hagen Architects, agrees and recommends Board final acceptance of the project. Final project expenditure amount is \$574,939 which is \$779,739 below total project budget. Following standard practice, the underspent funds will be transferred to the BTA IV and BEX IV Project Contingencies.

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

- 2014 Building Condition and Educational Adequacy Assessment, Meng, dated August 3, 2014
- 2012 Expanded Analysis of Seismic Building Data for Seattle Public Schools, PCS Structural Solutions, dated January 23, 2012
- Seattle Public Schools Technical Building Standards dated December 2012

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contract from the BTA IV and BEX IV Capital levy funds. No outstanding invoices remain.

During the course of the project, four Change Orders were issued. The Change Orders totaled to \$29,707, plus Washington State Sales Tax. The Change order expenditures totaled to 8.5% of the construction contract amount. The most significant time and dollar impact was the removal of lead-based paint at existing steel channel door frames. During field inspection, the coating consultant recommended more extensive removal of lead-based paint at existing frames. Added dollar amount for this impact was \$9,522.

Contractor:	Bayley Construction
Contract Amount	\$ 351,000
Change Orders	\$ 29,707
WSST	<u>\$ 38,451</u>
Total Contract including WSST	\$ 419,158
Project Retention	Retainage Bond

Amy Fleming: _____ Date: _____
 Director of Accounting

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

This motion was not put through the process of an equity analysis. The selection of projects in the BTA IV and BEX IV programs were designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

This project ensures 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

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 November 7, 2019. The Committee reviewed the item and moved the item forward for a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

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

December 11, 2019
Approx. December 2019
August 19, 2019

13. ATTACHMENTS

- None