



# **SCHOOL BOARD ACTION REPORT**

**DATE:** January 20, 2021  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

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

## **1. TITLE**

BEX V: Final Acceptance of Contract P5146 with Olympic Peninsula Construction, Inc., for the North Beach Elementary School, Sacajawea Elementary School & Jane Addams Middle School Pavement Repairs project

## **2. PURPOSE**

The purpose of this action is to approve final acceptance of Contract P5146 with Olympic Peninsula Construction, Inc., for the North Beach Elementary School, Sacajawea Elementary School & Jane Addams Middle School Pavement Repairs 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 P5146 with Olympic Peninsula Construction, Inc., for the North Beach Elementary School, Sacajawea Elementary School & Jane Addams Middle School Pavement Repairs project as final.

## **4. BACKGROUND INFORMATION**

### **a. Background**

The North Beach Elementary School pavement repairs project is located at North Beach Elementary School, 9018 24<sup>th</sup> Ave. NW, Seattle, WA 98117; the Sacajawea Elementary School pavement repairs project is located at Sacajawea Elementary School, 9501 20<sup>th</sup> Ave. NE, Seattle, WA 98115; and the Jane Addams Middle School pavement repairs project is located at Jane Addams Middle School, 11051 34<sup>th</sup> Ave. NE, Seattle, WA 98125. All project sites are funded through the Building Excellence (BEX) V Capital Levy and provide repairs to existing asphalt pavements, minor drainage improvements and placement of asphalt overlays where pavements had severely degraded.

The North Beach Elementary School, Sacajawea Elementary School & Jane Addams Middle School Pavement Repairs project was publicly bid on May 12, 2020, with a total of seven bids received. Olympic Peninsula Construction, Inc., was the low responsive, responsible bidder. The consulting architect, Knit Architects, recommended acceptance of the bid.

Olympic Peninsula Construction, Inc., has successfully completed the contract work and the consulting architect, Knit Architects, agrees and recommends final acceptance of the project. The construction project had an average apprenticeship utilization rate of 32.72% for the project. The North Beach Elementary School, Sacajawea Elementary School & Jane Addams Middle School Pavement Repairs project was completed with funds from the BEX V Capital Levy, and totaled \$1,391,570. The completion of the project will result in approximately \$489,700 in underspend. Underspend will be transferred to the BEX V 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**

- Building Condition Survey, Meng Analysis, dated August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- Coordination meetings with district facilities and other stakeholders throughout the design and construction phases.

**5. FISCAL IMPACT/REVENUE SOURCE**

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

During the project, one Change Order was issued, comprised of four Change Order Proposals. Change Orders totaled \$57,617.06 plus Washington State sales tax (WSST). Change Order expenditures totaled 5.7% of the construction contract amount with the most significant expenditures associated with additional underdrain installation due to unanticipated sub-surface conditions at North Beach Elementary School.

Contractor:	Olympic Peninsula Construction, Inc.
Contract Amount	\$1,007,700
Change Orders	\$57,617
WSST	<u>\$107,597</u>
Total Contract including WSST	\$1,172,914
Project Retention	\$53,266

Director of Accounting, Amy Fleming, confirmed budget details on January 11, 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 district's Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board's guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

## 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 January 14, 2021. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Acceptance of completed project by School Board	February 10, 2021
Release of retainage	May 1, 2021
Contractor's one-year warranty period ends	November 30, 2021

**13. ATTACHMENTS**

- Architect's Letter of Recommendation (for reference)



**KNIT**

December 2, 2020

Seattle Public Schools  
MS-22-332  
PO Box 34165  
2445 3th Ave S  
Seattle, WA 98124

ATTN: Thomas W. Gut, Project Manager

RE: Statement of Completion of Work  
North Beach ES, Sacajawea ES & Jane Addams MS Pavement Repairs  
Olympic Peninsula Construction, Inc.  
Contract Number: P5146

Dear Tom:

All contract work for the North Beach ES, Sacajawea ES & Jane Addams MS Pavement Repairs Project was completed on November 30, 2020. The work performed under this contract has been reviewed and to the best of our knowledge found to be complete.

Feel free to email or call if you have any questions.

Sincerely,

KNIT

A handwritten signature in dark ink that reads "Freeman Fong". The signature is written in a cursive, flowing style.

Freeman Fong, AIA, NCARB  
Associate Principal