



SCHOOL BOARD ACTION REPORT

DATE: April 24, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Intro: May 3, 2017
For Action: May 17, 2017

1. TITLE

BEX IV: Resolution 2016/17-20: Acceptance of the Building Commissioning Report for the Genesee Hill Elementary School Replacement project

2. PURPOSE

This resolution accepts the building commissioning report for the Genesee Hill Elementary School Replacement project, in accordance with WAC 392-344-165, as required to complete the Office of Superintendent of Public Instruction (OSPI) Form D-11 Application to Release Retainage.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2016/17-20, accepting the building commissioning report for the Genesee Hill Elementary School Replacement project.

4. BACKGROUND INFORMATION

a. Background:

Commissioning is a systematic process of documentation and verification to demonstrate that the building mechanical systems have been installed and function properly and efficiently and can be maintained to operate and satisfy the engineer's design intent and district's operational requirements. The commissioning consultant, Engineering Economics, Inc., has satisfactorily completed the commissioning process.

The district's Capital Project Mechanical Coordinator, Mike Kennedy, has been involved throughout the commissioning process on Genesee Hill Elementary School Replacement Project. Mr. Kennedy recommends the acceptance of this effort.

The Office of Superintendent of Public Instruction (OSPI), through the School Construction Assistance Program (SCAP), provides funding assistance to school districts that are undertaking a major new construction or modernization project. The primary documents that form the basis of any agreement between OSPI and the district are the "D-form" documents. These documents, when properly completed and signed by all parties, form the official notices of agreement and intent on behalf of the district and OSPI.

As noted above, the acceptance of the commissioning report is required for the D-11 form for the release of construction retainage. On this project, the contractor submitted a retainage bond. Approval of this motion meets the requirements of OSPI to receive state funding assistance.

b. Alternatives

Not accepting this motion could put the district in a position subject to litigation and if state funding requirements are not met, the district will not receive state funding assistance that is available for this project. Therefore, this alternative is not recommended.

c. Research

- Office of Superintendent of Public Instruction, Form D-11 Application to Release Retainage
- Genesee Hill Elementary School Replacement Commissioning Report, Engineering Economics, Inc.

5. FISCAL IMPACT/REVENUE SOURCE

Action helps to secure approximately \$1.6 million dollars in state funding assistance. This motion does not represent a specific expenditure.

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 \$694.9 million Building Excellence IV (BEX IV) Capital levy was approved by more than 72 percent of Seattle voters in February 2013. It supports the district's long-range plans to upgrade and renovate aging school facilities and address enrollment growth. 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 November 2012 that approved the BEX IV projects list.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects BEX IV program was designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

This project helps 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. _____
- Other: OSPI requires Board acceptance of this report

10. POLICY IMPLICATION

School Board approval of the commissioning report is consistent with Board Policy No. 6100, Revenues from Local, State and Federal Sources, which 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...”.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 20, 2017. The Committee moved this item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the D-11 Application to Release Retainage will be completed and submitted to OSPI.

13. ATTACHMENTS

- Commissioning Report dated October 21, 2016 (Executive Summary attached, for full report please contact the Board Office)
- Resolution 2016/17-20
- WAC 392-344-165