



School Board Briefing/Proposed Action Report

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

DATE: October 25, 2016
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities & Operations
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I. TITLE

BEX IV: Final Acceptance of Public Works Contract P5065, Lincoln Construction, Inc., for the Jane Addams Middle School Repurposing and Seismic Improvements project, Phase II
For Introduction: November 2, 2016
For Action: November 16, 2016

II. WHY BOARD ACTION IS NECESSARY

Board action is needed to approve final acceptance of Public Works Contract P5065 with Lincoln Construction, Inc., for the Jane Addams Middle School Repurposing and Seismic Improvements Project, Phase II, for the purpose of avoiding disputes over the timing of the filing of liens prior to the release of retention.

III. FISCAL IMPACT/REVENUE SOURCE

The revenue source for the Jane Addams Middle School Repurposing and Seismic Improvements Project, Phase II, budget is funded from BEX IV Capital Levy funds in the amount of \$11,412,082.

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

Contractor	Fund	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
Lincoln Construction Inc.	BEX IV	\$2,473,651	\$242,810	\$260,780.25	\$2,977,241.25	\$135,823.06
	Total	\$2,473,651	\$242,810	\$260,780.25	\$2,977,241.25	\$135,823.06

Amy Fleming, Accounting Director

Date: _____

Expenditure: N/A One-time Annual Other Source

IV. POLICY IMPLICATION

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

V. RECOMMENDED MOTION

I move that the School Board accept the work performed under Public Works Contract P5065, with Lincoln Construction, Inc., for the Jane Addams Middle School Repurposing and Seismic Improvements Project, Phase II, as final.

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 Jane Addams Middle School Repurposing and Seismic Improvements Project, Phase II, originated as a result of significant enrollment growth in the northeast region of Seattle. Options to meet the increase in capacity needs were reviewed by the Facility and Capacity Advisory Committee, Board Committees and the full Board of Directors. Repurposing of existing space as a comprehensive middle school at Jane Addams to add classroom capacity was determined to be the best solution in this region. The project also addressed a portion of the items identified in the Meng Building Conditions Report issued April 2009 and August 2014. The project included construction of four new science classrooms, a language arts classroom, new boys and girls locker rooms and PE teacher's offices, a new school nurse's office and treatment room, space for the Teen Health Center, a conference room, and a new staff toilet. Voluntary seismic improvements and replacement of building finishes disturbed by the work were also included. Proceeds from the BEX IV capital levy were utilized to fund the project, which was carried out in strict conformance with the contract documents.

The contractor, Lincoln Construction, Inc., has satisfactorily completed the contracted work and the consulting Architect, Hutteball & Oremus Architecture, is in agreement and recommends acceptance of the completed work. All closeout documents have been obtained.

VIII. STATEMENT OF ISSUE

Approval of this motion will allow the district to formally accept the work and close out the contract.

IX. 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.

X. RESEARCH AND DATA SOURCES / BENCHMARKS

- Building Condition Survey, Meng Analysis – April, 2009 and August, 2014.
- Intermediate Capacity Management Plan to support implementation of Growth Boundaries and BEX IV.

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

Acceptance of Completed Project by School Board	November 16, 2016
Release of Retainage	December 30, 2016
Contractor's One-Year Warranty Period Ends	September 13, 2016

XII. ATTACHMENTS

- Architects Final Completion Notice
- Change Order Memo
- Project Budget Summary
- Contractor's Schedule of Values
- Project Closeout Checklist