



SCHOOL BOARD ACTION REPORT

DATE: August 15, 2020
FROM: Denise Juneau, Superintendent
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For Introduction: August 26, 2020
For Action: September 9, 2020

1. TITLE

BEX IV/ BTA IV: Final Acceptance of Contract K5086 with Cornerstone General Contractors, Inc., for the Ingraham High School Addition project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract K5086 with Cornerstone General Contractors, Inc., for the Ingraham High School Addition 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 close out the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract K5086 with Cornerstone General Contractors, Inc. for the Ingraham High School Addition project as final.

4. BACKGROUND INFORMATION

a. Background

The Ingraham High School Addition project is located at 1819 North 135th Street, Seattle, WA 98133. The project was funded through the BTA IV capital levy and provides an additional 46,000 square feet of capacity space.

This project constructed a new, two-story classroom addition adjacent to the existing Building 100. The project also included seismic improvements to Buildings 100, 200 and the gymnasium replacing the roof on Building 100 and the auxiliary gymnasium; and replacing portions of domestic water piping in Building 100. Utilities and limited site development were also included. The new North Addition increases capacity by 500 students for a new total school capacity of 1,700 students. The North Addition includes 18 classrooms, two new science classrooms, a maker space, offices, and student common spaces. The new entry is located at the northeast end of the North Addition, providing a new front door for the school campus.

Commissioning is a systematic process of documentation and verification to demonstrate that the building mechanical and electrical systems have been installed and function

properly and efficiently and can be maintained to operate and satisfy the engineer's design intent and the district's operational requirements. The commissioning consultant, Keithly Barber Associates, Inc., has satisfactorily completed the commissioning process. The district's Capital Projects Mechanical/Electrical Coordinator, Mike Kennedy, has been involved during the final commissioning process and recommends acceptance of this project.

Integrus Architecture was the architect of record, Cornerstone General Contractors was the General Contractor/Construction Manager (GC/CM) and Shiels Oblatz Johnsen, Inc. (SOJ) was the district's construction project manager.

The project requested and was granted approval to utilize the GC/CM procurement method to deliver the project. Cornerstone was selected early in the design process to provide pre-construction services. Cost and quality control were both achieved, realizing a net underspend of approximately \$1,000,000 (following standard practice, underspend will be transferred to the BTA IV Program Underspend). The final apprenticeship utilization rate was 22%, exceeding the goal of 15%. The school addition opened on schedule on September 4, 2019.

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, July 2014
- Seattle Public Schools Technical Building Standards
- Seattle Public Schools High School Educational Specifications
- School Design Advisory Team (SDAT)
- Ingraham HS Addition Site Specific Educational Specifications, January 2018

5. FISCAL IMPACT/REVENUE SOURCE

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

During the course of the project, 12 Change Orders were issued, comprised of 52 Change Order Proposals. Change Orders totaled \$2,604,761 plus WSST. Change order expenditures totaled 10% of the construction contract amount with the most significant expenditures associated with Bid Alternate #2, an owner-elective change which added Area A of Building 100 to the project's seismic improvements scope of work with no additional time requested. The cost of that change was \$1,770,532 including unexpected steel tariff costs. Other change orders included unforeseen conditions encountered during demolition and restoration of the existing Building 100 for seismic upgrades; owner-approved overtime, temporary enclosure and cleanup work to mitigate schedule delays associated with unusually severe snow and ice conditions in winter 2019; and added security costs to secure the jobsite during nights and weekends. Change orders were reasonable for a project of this scope and complexity.

Contractor:	Cornerstone General Contractors
Contract Amount:	\$25,969,950. (not incl. Pre-Con Services)
Change Orders:	\$2,604,761.
WSST:	<u>\$2,886,046</u>
Total Contract including WSST:	\$31,460,757
Project Retention	(Retention 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

The selection of projects for BEX IV capital levy was completed in 2012 and for BTA IV capital levy was completed in 2015. Projects selected for the BEX IV and BTA IV capital levies were intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as would be done as part of the District’s current capital planning efforts.

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 August 13, 2020. The Committee moved the item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

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

September 9, 2020
Approx. December 2020
August 2020

13. ATTACHMENTS

- Architect's Letter of Recommendation, in accordance with [WAC 392-344-155](#) (for reference) (available upon request in the Capital Projects & Planning office)