



# SCHOOL BOARD ACTION REPORT

**DATE:** March 20, 2017  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent of Facilities and Operations  
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**For Intro:** April 5, 2017  
**For Action:** April 19, 2017

## 1. TITLE

BTA III/BEX IV: Final Acceptance of Contract P5062, Mike Werlech Construction, Inc. for the Broadview-Thomson K-8, Laurelhurst Elementary, Sacajawea Elementary and Whitman Middle Schools project

## 2. PURPOSE

Board action is required to approve final acceptance of Contract P5062 for the Broadview-Thomson K-8, Laurelhurst Elementary, Sacajawea Elementary and Whitman Middle Schools project for purposes of avoiding disputes over the timing of the filing of liens prior to the release of retention.

## 3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract P5062, with Mike Werlech Construction, Inc., the Broadview-Thomson K-8, Laurelhurst Elementary, Sacajawea Elementary and Whitman Middle Schools project as final.

## 4. BACKGROUND INFORMATION

- a. **Background:** This project originated from the Meng Building Conditions Report issued April, 2009, and is funded from Buildings, Technology and Academics (BTA) III and Building Excellence (BEX) IV Capital levy funds. The work at four school sites consisted of:
  - **Broadview-Thomson K-8;** plumbing that included replacement of existing piping with copper piping throughout the building, branch piping to re-connect into cold water main with check valve and shut off valve at each connection and backflow devices for domestic water in the boiler room. Electrical work included replacement of existing distribution panels and branch panel boards.
  - **Laurelhurst Elementary;** roofing repairs of surface conditions at north end of building, installment of overflow drains adjacent to existing roof drains and installment of accessory ladders at three locations to complete an access path from existing roof hatch on 2<sup>nd</sup> floor roof.
  - **Sacajawea Elementary;** replacement of plumbing sinks and faucets.
  - **Whitman Middle School;** removal and replacement of existing sunscreens and screen frames on portions of west and south facing windows and exterior solar screen

protection; clean, patch and preparation of existing running track surface and installation of new top coatings and striping.

The Contractor, Mike Werlech Construction, Inc. has satisfactorily completed the contracted work and the consulting Architect, Harthorne Hagen Architects, is in agreement and recommends acceptance of the completed work.

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, April 2009
- Seattle Public Schools Technical Building Standards dated December 2012

**5. FISCAL IMPACT/REVENUE SOURCE**

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

Contractor	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
Mike Werlech Construction, Inc...	\$602,128	\$ 58,542	\$ 63,424	\$660,670	\$ 33,034
<b>Total</b>	<b>\$602,128</b>	<b>\$ 58,542</b>	<b>\$ 63,424</b>	<b>\$660,670</b>	<b>\$ 33,034</b>

Amy Fleming: \_\_\_\_\_  
Director of Accounting

Date: \_\_\_\_\_

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 a full racial equity analysis. The selection of projects in the BTA and BEX IV programs 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. \_\_\_\_\_, 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 March 16, 2017. The Committee moved this item forward to the full Board with a recommendation for approval.

**12. TIMELINE FOR IMPLEMENTATION**

Acceptance of Completed Project by School Board	April 2017
Release of Retainage	Approx. June 2017
Contractor's One-Year Warranty Period Ends	December 2016

**13. ATTACHMENTS**

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