



SCHOOL BOARD ACTION REPORT

DATE: May 26, 2021
FROM: Dr. Brent C. Jones, Interim Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: June 23, 2021
For Action: July 7, 2021

1. TITLE

BEX V: Final Acceptance of Contract P5147 for BEX V Playground Improvements 2020 at the following schools: Beacon Hill, Dearborn Park, Dunlap, Green Lake, Hawthorne, Lowell, Maple, McGilvra, Montlake and Olympic View elementary schools

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract P5147 for Building Excellence (BEX V) Playground Improvements 2020 at the following schools: Beacon Hill, Dearborn Park, Dunlap, Green Lake, Hawthorne, Lowell, Maple, McGilvra, Montlake and Olympic View elementary schools. 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 P5147 for BEX V Playground Improvements 2020 at the following schools: Beacon Hill, Dearborn Park, Dunlap, Green Lake, Hawthorne, Lowell, Maple, McGilvra, Montlake and Olympic View elementary schools as final.

4. BACKGROUND INFORMATION

a. Background

Many playgrounds at our schools were initially installed by Capital Projects but their maintenance has been the responsibility of the school or their Parent-Teacher Association (PTA) via the Self-Help program. The result is varying degrees of disrepair depending on the resources available at each school or PTA. Because of this, there is inherent inequity in students' access to quality play areas across the district. To remedy this inequity, Capital Projects and Planning is working with Facility Operations to make improvements to all playgrounds across the district and to maintain them at regular intervals.

The District has begun implementing this plan by improving playgrounds at Beacon Hill, Dearborn Park, Dunlap, Green Lake, Hawthorne, Lowell, Maple, McGilvra, Montlake and Olympic View elementary schools with funding from the BEX V Capital Levy.

The playground work includes the labor and materials as follows:

- Beacon Hill Elementary School located at 2025 14th Ave. S
 - Removal of existing surfacing
 - Installation of new safety surface
- Dearborn Park International School located at 2820 S Orcas St.
 - Northwest Area: Removal of existing surfacing and install new safety surface
 - East area: Remove existing plastic play curb and install new concrete curb and Americans with Disabilities Act (ADA) accessible ramp and new safety surface
- Dunlap Elementary School located at 4525 S Cloverdale St.
 - Removal of existing surfacing and play equipment
 - Install new play equipment, sub drainage system and safety surface
- Green Lake Elementary School located at 2400 N 65th St.
 - Remove existing masonry wall, surfacing and selected play equipment
 - Install new play equipment, concrete wall and ADA accessible ramp and safety surface
- Hawthorne Elementary School located at 4100 39th Ave. S
 - Remove existing surfacing and selected play equipment
 - Install new play equipment and safety surface
- Lowell Elementary School located at 1058 E Mercer St.
 - Remove existing selected areas of wood fiber surfacing and play equipment
 - Install new play equipment, concrete curbs and safety surface
- Maple Elementary School located at 4925 Corson Ave. S
 - South Area: remove existing curb, sod and soil. Install new concrete curb, ADA accessible ramps and safety surface.
 - North Area: Remove timber curb, sod, soil and selected chain link fence. Install new concrete curbs, ADA accessible ramps, fencing and safety surface
- McGilvra Elementary School located at 1617 38th Ave. E
 - Remove existing asphalt and selected play equipment and reuse existing wood chips
 - Install new play equipment and safety surface
- Montlake Elementary School located at 2409 22nd Ave. E
 - Remove existing play equipment, timber edging and wood surfacing
 - Install new play equipment and safety surfacing
- Olympic View Elementary School located at 504 NE 95th St.
 - Remove existing selected play equipment, salvage concrete and fence panels and salvage existing wood chip safety surfacing for reuse.

- Install new play equipment, concrete curbs, ADA accessible ramps, and fence panels and reused wood chip safety surfacing.

Great Western Recreation, Playcreation/LSI, and Northwest Playgrounds have successfully completed the contract work and the consulting architect, Weisman Design Group, agrees and recommends final acceptance of the project. The BEX V Playgrounds 2020 project was completed with funds from the BEX V Capital Levy and totaled \$1,710,063. Project 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

Not Applicable

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, six Change Orders were issued. Change Orders totaled \$14,485 plus Washington State sales tax (WSST). Change Order expenditures totaled 1.0% of the construction contract amount with the most significant expenditures associated with additional drainage needs at Hawthorne, Lowell, Maple, McGilvra and Olympic View elementary schools.

Contractor:	KCDA
Contract Amount	\$1,422,143
Change Orders	\$ 14,485
WSST	<u>\$ 145,099</u>
Total Contract including WSST	\$1,581,727
Project Retention	\$ 71,831

Director of Accounting, Amy Fleming, confirmed budget details on May 25, 2020 (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 June 3, 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
Release of retainage bond
Contractor's one-year warranty period ends

July 7, 2021
September 2021
February 2022

13. ATTACHMENTS

- Architect's Letters of Recommendation (for reference)

WEISMANDESIGNGROUP

April 14, 2021

Mr. Conrad Plyler
Seattle School District
2445 3rd Avenue South
Seattle, WA 98134

RE: Beacon Hill Elementary Playground; Dearborn Park International Elementary Playgrounds; Dunlap Elementary Playground; Maple Elementary Playgrounds; Montlake Elementary Playground; Olympic View Elementary Playground

Final Acceptance

Dear Conrad,

On Monday, March 12th, I visited the sites to review the completion of playground installations. The work appeared complete, and I would recommend final acceptance of the projects.

Submitted,



Andy Rasmussen, ASLA, LEED AP
CFO, Principal
WEISMAN DESIGN GROUP, INC., P.S.