



# School Board Action Report

**DATE:** May 11, 2021  
**FROM:** Dr. Brent C. Jones, Interim Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

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

## 1. TITLE

BTA IV: Final Acceptance of Contract P5145 with King County Director’s Association (KCDA) and Musco Sports Lighting, LLC, for the Athletic Field Lighting at Franklin High School project

## 2. PURPOSE

The purpose of this action is to approve final acceptance of Contract P5145 with King County Director’s Association (KCDA) and Musco Sports Lighting, LLC (Musco) for the Athletic Field Lighting at Franklin High School 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 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 P5145 King County Director’s Association (KCDA) and Musco for the Athletic Field Lighting at Franklin High School project as final.

## 4. BACKGROUND INFORMATION

### a. **Background**

The Athletic Field Lighting at Franklin High School project is located at 3013 South Mount Baker Boulevard, Seattle, WA 98144. The project was funded through the Building, Technology, and Academics/Athletics IV (BTA IV) Capital Levy and provides lights on the athletic field for increased use of the facility due to the change in school start times.

The district’s Capital Projects Mechanical/Electrical Coordinator, Mike Kennedy, has been involved throughout the commissioning process and recommends the acceptance of this effort on the Athletic Field Lighting at Franklin High School project.

King County Director’s Association (KCDA) and Musco have successfully completed the contract work and the consulting architect, Freeman Architects, agrees and recommends final acceptance of the project. The Athletic Field Lighting at Franklin High School project was completed within budget with funds from the BTA IV Capital Levy and totaled \$690,975.

**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**

- Coordination meetings with district facilities and other stakeholders throughout the design process

**5. FISCAL IMPACT/REVENUE SOURCE**

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

During the project, one Change Order was issued, comprised of two Construction Change Directives. Change Orders totaled \$19,800, plus Washington State sales tax (WSST). Change Order expenditures totaled 3.75% of the construction contract amount with the most significant expenditures associated with trenching and upsizing conduit due the new specifications required by Seattle City Light for the new power service.

Contractor:	KCDA / Musco
Contract Amount	\$527,797
Change Orders	\$ 19,800
WSST	<u>\$ 55,307</u>
Total Contract including WSST	\$602,904
Project Retention	\$ 27,380

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

**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

**6. EQUITY ANALYSIS**

The selection of projects for BTA IV Capital Levy was completed in 2016. Projects selected for the BTA IV Capital Levy were intended to address student capacity needs and inadequate building systems in school facilities across the city. Providing athletic field lights at our middle and high schools responds to comments received concerning the district's Environmental Impact Statement which changed the high school bell times in 2018, allowing greater access for youth to athletic fields. As such, this motion was not put through the equity analysis as it would have been done for the district's current capital planning efforts.

**7. STUDENT BENEFIT**

This project ensures a safe, secure learning environment for every student.

**8. WHY BOARD ACTION IS NECESSARY**

Contract initial value or amendment value exceeds applicable threshold (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: \_\_\_\_\_

**9. 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.

**10. 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.

**11. TIMELINE FOR IMPLEMENTATION**

Acceptance of completed project by School Board  
Release of retainage bond  
Contractor's one-year warranty period ends

July 7, 2021  
Approx. September 2021  
March 15, 2022

**12. ATTACHMENTS**

- Architect's Letter of Recommendation (for reference)

April 20, 2021

Seattle Public Schools  
2445 3<sup>rd</sup> Ave S  
Mail Stop 22-332  
Seattle, WA 98134

ATTN: Mr. Conrad Plyler, PLA, Project Manager  
206.252.0662  
[caplyler@seattleschools.org](mailto:caplyler@seattleschools.org)

**RE: Statement of Completion of Work**  
**FIELD LIGHTING IMPROVEMENTS AT FRANKLIN HIGH SCHOOL**  
**Seattle, Washington**  
**Contractor: Musco Sports Lighting**  
**Contract Number: P5145**

Dear Conrad:

All contract work for the Field Lighting Improvements at Franklin High School was completed on April 9, 2021. The work performed under this contract has been reviewed and to the best of our knowledge found to be complete.

Feel free to email or call if you have any questions.

Sincerely,

FREEMAN ARCHITECTS, INC



Freeman Fong, AIA  
Principal