



SCHOOL BOARD ACTION REPORT

DATE: April 13, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: May 27, 2020
For Action: June 10, 2020

1. TITLE

BTA IV: Approval of Construction Change Order #12 for the Webster School Modernization and Addition project

2. PURPOSE

The purpose of this action is for the Superintendent to execute an additive construction change order to the General Contractor/Construction Management (GC/CM) contract value exceeding \$250,000.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction change order #12 for the Webster School Modernization and Addition project in the amount of \$479,808.25, plus Washington State Sales Tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the change order.

4. BACKGROUND INFORMATION

a. Background

The BTA IV capital program included the modernization and addition of the existing Webster School located at 3015 NW 68th ST. The project is funded through the BTA IV levy passed by the voters in February 2016. The Guaranteed Maximum Price (GMP) was formally established on June 28, 2019, and the district accepted the base bid of \$26,240,507.00. The project has an established construction change order contingency and this construction change order is within that budget. To date eleven change orders have been issued totaling \$1,216,615 or 4.6% of the GMP.

This change order is comprised of four (4) items that total \$479,808.25. The district has directed these activities to proceed via Construction Change Directive, which are noted in the Change Order Description of Change. Construction Change Directives are utilized to allow the work to proceed in a timely manner and avoid project delay. In response to Construction Change Directive, the Contractor generates and submits a Change Order Proposal (COP) for the project team to review and consider.

District Policy No. 6220, Procurement, requires the Board to approve all contract actions over \$250,000. Each of the four (4) change order proposals have been reviewed and negotiated by TCF Architecture and a Seattle Public Schools' Senior Project Manager. This change order has been brought to the Board as one large change order in the effort of compensating the contractor in a timely manner. All parties recommend this change order be approved by the Board for this project.

b. Research

Changes in the Work is governed by Article 7 of General Conditions which provides the Owner, the Construction Manager and Architect a means to modify the Contract for Construction.

5. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact of this action will revise the construction contract amount by \$479,808.25. Project costs remains within the overall project budget.

The revenue source for this motion is BTA IV capital levy.

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

The selection of projects in the BTA IV program went through an extensive community vetting process and ultimately received 72.1% approval on February 9, 2016.

The design of the Webster School Modernization and Addition project was developed by building support staff, principals, and administrators. This group met throughout 2017, to provide information about facility use, district and school programs, and educational goals, upon which the design was based. The Webster School Modernization and Addition project will support the district's current educational goals as well as provide the flexibility to accommodate emerging educational programs. The Licton Springs K-8 educational program was approved by the School Board December 2019 to occupy Webster School.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA IV program was designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

This action helps to 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. _____, [TITLE], provides the Board shall approve this item
- Other: _____

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, all contract actions over \$250,000 must be approved by the Board.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on May 14, 2020. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Board Approval of BAR:	June 10, 2020
Execution of Change Order:	June 2020
Construction Completion:	July 31, 2019
Owner Move-In:	Aug 2019

13. ATTACHMENTS

- Construction Change Order No. 12 Description and Summary of Change (for reference)

CHANGE ORDER DESCRIPTION OF CHANGE-PROJECT MANAGER



SEATTLE SCHOOL DISTRICT CAPITAL PROJECTS

Project Name	<u>Webster School Modernization & Addi</u>	CO #	<u>12</u>
Project #	<u>A90</u>	Contract #	<u>K5073</u>
		Date	<u>4/16/20</u>
TO CONTRACTOR:	<u>BNBuilders</u>		
	<u>2601 Fourth Avenue, Suite 350</u>		
	<u>Seattle, WA 98121</u>		

COP/CCD	#	Record of Negotiation/Entitlement Evaluation	Amount
CE COP	81 5227C	<p>Brick Infills</p> <p>At the existing play shed removal on the north side of the site, the beam pockets in the 1908 building had to be filled for structural reasons. Existing brick was damaged during roof removal. The contract documents included filling these voids with grout and did not address the damaged brick which was concealed. This change replaces the grout with salvaged brick and repairs the damaged brick. Architect recommends approval. REASON: Unforeseen Condition</p>	\$201,111.08
CE COP	82 5227D	<p>Patch & Clean Concrete</p> <p>The concrete base on the north side of the 1908 building was initially damaged during the construction of the covered play shed in 1930. Further damage took place during the removal of the covered play shed. The contract documents included adding a concrete wainscot below the window sill level to address areas where the existing foundation would be exposed from construction. Following demolition it was discovered the condition was worse than anticipated. This change cleans and repairs the concrete in compliance with Landmarks Board requirements. Architect recommends approval. REASON: Unforeseen Condition</p>	\$100,612.62
CE COP	83 5227G	<p>Water Repellent @ Masonry</p> <p>Due to initial budget limitations the cleaning and sealing of the brick at the existing buildings was removed from the project scope. In its place, a small allowance was included in the budget to address work to the brick, concrete and cornice. The contract documents only include installation of an anti-graffiti coating. This change adds installation of water repellent at the existing brick and stone for maintenance. Architect recommends approval. REASON: Owner Request</p>	\$43,159.00

CE COP	84 5227H&I	Cornice Structural Repairs The full scope of repair/replacement of the existing cornice was not clearly defined in the beginning of design because the structural elements were not visible/accessible. Therefore an allowance was established to provide some budget to address the cornice work. Because of further budget limitations, the cornice allowance was combined with a smaller allowance which included work at existing brick, concrete & stone. The contract documents included no work beyond the allowance. During construction, the existing cornice began to "sag" in various places indicating that some of the structural supports were compromised. The contractor immediately provided temporary structural supports (metal strapping) where needed and began to work with the structural engineer to study repair/replacement options. Multiple options and costs were reviewed by the contractor, SPS, the design team and the historical consultant. This change includes work beyond what the allowance covers and is an estimate based on the agreed approach of cornice structural repair. Once the work is complete, any variance from this amount will be addressed via a separate Change Order Proposal from the contractor. Architect recommends approval. REASON: Unforeseen Condition	\$134,925.55
Change Order 12 Total			\$479,808.25
RECOMMENDATION			

SPS Project Manager recommends approval. All work that is related to the individual changes has been included in this Change Order. The change has not been split to avoid approval levels. General activities performed at different locations, or different times, or with different trades are considered separate and are combined in the Change Order for approval.

Signature: _____
Brian Fabella, Capital Project Manager