



SCHOOL BOARD ACTION REPORT

DATE: April 20, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
(206) 252-0644, ltherndon@seattleschools.org

For Introduction: May 23, 2018
For Action: June 6, 2018

1. TITLE

BTA III: Final Acceptance of Public Works Contract K5058 with Neeley Construction and Cabinet Co., for the Athletic Field Improvements at Franklin High School and Athletic Field Improvements and New Fire Sprinkler at Salmon Bay K-8 Project

2. PURPOSE

This action approves the final acceptance of Public Works Contract K5058 with Neeley Construction and Cabinet Co., for the Athletic Field Improvements at Franklin High School and Athletic Field Improvements and New Fire Sprinkler at Salmon Bay K-8 project. Board approval allows the district to submit required documents to State of Washington – Department of Labor & Industries, Department of Revenue and Employment Security Department and closeout the project.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under the BTA III funded Public Works Contract K5058, with Neeley Construction and Cabinet Co., for the Athletic Field Improvements at Franklin High School and Athletic Field Improvements and New Fire Sprinkler at Salmon Bay K-8 project, as final.

4. BACKGROUND INFORMATION

a. Background

The scope of work arose from the need to replace the existing synthetic turf and refurbish the running track at Salmon Bay K-8 and refurbish the running track at Franklin High School. Both of these facilities, originally installed in 2005 and 2006 respectively, were at the end of their wear cycles. In addition, a new fire sprinkler system was installed at Salmon Bay K-8 to increase life safety.

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

- Buildings, Technology, Academics and Athletics III Capital Levy Program
- Office of Superintendent of Public Instruction, Form D-11 Application to Release Retainage
- Construction Contract P5055

5. FISCAL IMPACT/REVENUE SOURCE

There is no fiscal impact to this action. No outstanding invoices remain.

During the course of the project four (4) Change Orders were issued which totaled \$174,741 plus WSST. Change order expenditures were 12% of the construction contract amount. Change orders were reasonable for a project of this size and scope as Salmon Bay K-8 is an historic structure.

Contractor:	Neeley Construction and Cabinet Co.
Contract Amount	\$ 1,401,700
Change Orders	\$ 174,741
Sales Tax	<u>\$ 151,564</u>
Total Contract including Sales Tax	\$ 1,728,005
Project Retention	\$ 78,822

Date: _____

Amy Fleming, Director of Accounting Services

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 development of the BTA III projects list underwent extensive community engagement.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BTA III program was designed to provide equitable access to schools across the district.

8. STUDENT BENEFIT

This action closes out a construction projects that provide improved facilities for students.

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 May 10, 2018. The Committee reviewed the motion and moved this item forward to the full board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Contractor's One-Year Warranty Period Ends	May 2018
Acceptance of Completed Project by School Board	June 6, 2018
Release of Retainage	Approx. July 31, 2018

13. ATTACHMENTS

- None