



SCHOOL BOARD ACTION REPORT

DATE: May 11, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: May 23, 2018
For Action: June 6, 2018

1. TITLE

BTA IV: Final Acceptance of Contract K5077 with Western Ventures Construction for the Garfield High School Roof Replacement project

2. PURPOSE

Board action is required to approve final acceptance of Contract K5077 with Western Ventures Construction. 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.

3. RECOMMENDED MOTION

I move that the School Board accept the work performed under Contract K5077 with Western Ventures Construction for the Garfield High School Roof Replacement project as final.

4. BACKGROUND INFORMATION

a. Background

The initial scope of work for this Buildings, Technology and Academics (BTA IV) capital levy project included replacement and/or repairs to the northern portion of the roof over the historic portion of the building. S.M. Stemper Architects (SMSA) was the selected architect for the project. SMSA implemented an investigation of the existing conditions and identified numerous moisture intrusion problems including penetrations in the existing concrete substrate that had not been repaired. SMSA recommended repairs to the areas of moisture intrusion, the infill of identified penetrations and the replacement of the existing skylights to ensure all moisture intrusion related items were resolved. Additionally, the Landmarks Board requested a non-typical, fluid applied flashing membrane be utilized at the existing terra cotta cornice.

The district sought bids to perform the required work and Western Ventures Construction was awarded the project for a contract amount of \$1,030,000.00 plus Washington State Sales Tax (WSST).

Western Ventures Construction has satisfactorily completed the contract work and SMSA agrees and recommends final acceptance of the project.

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 the BTA IV Capital levy funds. No outstanding invoices remain.

During the project, two (2) Change Orders were issued comprised of thirteen (13) Change Order Proposals or Construction Change Directives. Change Orders totaled \$61,486.00 plus WSST. Change order expenditures totaled (5.97%) of the original base construction contract amount with the majority of the expenditures associated with unforeseen conditions. The total dollar value of the change orders accrued as a percentage of the original base contract amount is reasonable for a project of this scope and for a facility of this vintage.

Contractor:	Western Ventures Construction
Contract Amount	\$ 1,030,000.00
Change Orders	\$ 61,486.00
WSST	<u>\$ 110,240.00</u>
Total Contract including WSST	\$ 1,201,726.00
Project Retention	\$ Bond

Amy Fleming: _____ Date: _____
Director of Accounting

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 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 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. _____, [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 item and moved it forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board	June 6, 2018
Release of Retainage Bond	Approx. August 2018
Contractor's One-Year Warranty period ends	October 5, 2018

13. ATTACHMENTS

- None