



# **SCHOOL BOARD ACTION REPORT**

**DATE:** June 24, 2020  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** June 24, 2020  
**For Action:** July 8, 2020

## **1. TITLE**

BEX V: Final Acceptance of Contract K5110 with Schuchart Corporation for the Cascade Parent Partnership Program Roof Replacement project

## **2. PURPOSE**

The purpose of this action is to approve final acceptance of Contract K5110 with Schuchart Corporation for the Cascade Parent Partnership Program Roof Replacement 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 K5110 with Schuchart Corporation for the Cascade Parent Partnership Program Roof Replacement project as final.

~~Immediate action is in the best interests of the district.~~

## **4. BACKGROUND INFORMATION**

### **a. Background**

The Cascade Parent Partnership Program Roof Replacement project, located at 2919 1st Avenue West, Seattle, WA, 98119, is funded through the BEX V levy passed by voters in February 2019. The levy planned for the North Queen Anne School, which houses Cascade Parent Partnership Program Roof Replacement project, was to be completed during the summer of 2019 as the existing roof was in very poor condition.

Stemper AC was selected for and performed the design for the project. The district sought bids in May 2019 and awarded the contract to Schuchart Corporation on June 12, 2019. The contractor replaced the existing roof. Additional, associated work included some roof-related seismic repair and removal and replacement of existing rooftop mechanical/ventilation units as well as existing skylights. The contractor achieved substantial completion on September 3, 2019.

The contractor satisfactorily completed the contract work, and the consultant, Stemper AC, agrees and recommends Board final acceptance of the project. The apprenticeship utilization rate for this project is 14.29%.

The final project expenditure amount was \$2,750,388, which is \$711,884 below the total Project Budget.

**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**

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code, including amendments

**5. FISCAL IMPACT/REVENUE SOURCE**

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

During the course of the project, seven (7) Change Orders were issued, comprised of eighteen (18) Change Order Proposals or Construction Change Directives. Change Orders totaled \$126,338 plus Washington State sales tax. Change order expenditures represented 5.9% of the construction contract amount with the most significant expenditures associated with unforeseen conditions, primarily related to structural issues such as cracks in the concrete roof deck, rotted wood car decking and structural roof-to-wall connections, with the majority of the poor conditions appearing simply due to the age of the facility. Change orders were fair and reasonable for a project of this size.

|                                   |                       |
|-----------------------------------|-----------------------|
| Contractor:                       | Schuchart Corporation |
| Contract Amount                   | \$ 2,128,962          |
| Change Orders                     | \$ 126,338            |
| Washington State Sales Tax (WSST) | <u>\$ 227,785</u>     |
| Total Contract including WSST     | \$ 2,483,085          |
| Project Retention                 | \$ 112,765            |

Amy Fleming: (Approved on Monday, May 11, 2020 via email confirmation)  
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**

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 in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V 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 4, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval.

**12. TIMELINE FOR IMPLEMENTATION**

Acceptance of Completed Project by School Board: July 8, 2020  
Release of Retainage Bond: August 2020  
Contractor's One-Year Warranty period ends: September 3, 2020

**13. ATTACHMENTS**

- Architect's Letter of Recommendation, in accordance with [WAC 392-344-155](#)

February 3, 2020

Mark Emelko, Project Manager  
Seattle Public Schools  
2445 Third Avenue South  
MS 22-332, PO Box 34165  
Seattle, WA 98124-1165

RE: Cascade Parent Partnership Program Roof Replacement  
Contract No. K5110

Dear Mark,

Stemper Architecture Collaborative (Stemper AC), Building Envelope Technology & Research (BET&R), and additional Project Team members were retained by Seattle Public Schools to develop construction documents and specifications for a roof replacement and seismic upgrades project at Cascade Parent Partnership Program (Cascade PPP), located at North Queen Anne School. Additionally, BET&R conducted spot-check monitoring of the ongoing roof replacement construction work.

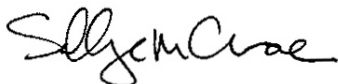
The contractor, Schuchart, completed all roof replacement and seismic upgrades at Cascade PPP. The interior punch list inspection of the project site was completed on September 3<sup>rd</sup>, 2019. The pre-completion survey was completed on September 6, 2019, and the roofing punch list inspection of the project site was completed on November 21, 2019. On December 10, 2019, Schuchart notified us that the punch list items had been addressed. BET&R conducted a follow up survey on December 11, 2019, to confirm punch list items had been completed.

To the best of our knowledge, Schuchart completed all requirements and addressed punch list issues in order to meet Final Completion. Based on the review of the work and information received from the contractor, the project is complete and in accordance with the Contract Documents. The Contractor has submitted all close-out documents.

Based on the scope of work, there were no changes in building square footage, and no change in student numbers. All contract work is complete in accordance with contract documents.

If you have any questions, please contact me immediately.

Sincerely,



Sally Crone  
Design Team Project Manager  
Stemper AC