



School Board Briefing/Proposed Action Report

Informational (no action required by Board) **Action Report** (Board will be required to take action)

DATE: April 26, 2016
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations, (206) 252-0644, ltherndon@seattleschools.org

I. TITLE

BEX IV: Final Acceptance of work performed under Public Works Contract P5054, Hazel Wolf K-8 @ Pinehurst Phase I Project, with Iliad, Inc. **For Introduction:** May 4, 2016
For Action: May 18, 2016

II. WHY BOARD ACTION IS NECESSARY

Board action is needed to approve final acceptance of BEX IV Public Works Contract P5054 with Iliad Inc., for the purposes of avoiding disputes over the timing of the filing of liens prior to the release of retention.

III. FISCAL IMPACT/REVENUE SOURCE

The revenue source for this motion is from the BEX IV Capital Levy.

Fund	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
BEX IV	\$1,835,859.00	\$300,397.48	\$203,544.03	\$2,339,800.51	BOND
Total	\$1,835,859.00	\$300,397.48	\$203,544.03	\$2,339,800.51	BOND

_____ Date: _____
Stephen J. Nielsen, Deputy Superintendent

Expenditure: N/A One-time Annual Other Source

IV. POLICY IMPLICATION

For the purposes of avoiding disputes over the timing of the filing of liens, the School Board should accept the work as complete prior to the release of retention.

V. RECOMMENDED MOTION

I move that the School Board accept the work performed under BEX IV Public Works Contract P5054, with Iliad Inc. for Hazel Wolf K-8 @ Pinehurst Phase I Project, as final.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 21, 2016. The Committee moved this item to the full Board for approval.

VII. BACKGROUND INFORMATION

The \$694.9 million Building Excellence IV (BEX IV) Capital Levy was approved by more than 72 percent of Seattle voters in February 2013. It supports the district’s long-range plans to upgrade and renovate aging school facilities and address enrollment growth.

This project provides a permanent location for the existing Hazel Wolf K-8 option school which has been relocated to allow a new Middle School program to occupy the Jane Addams Building in an effort to alleviate overcrowding at Eckstein Middle School.

The new school will be approximately 83,000 square feet and accommodate up to 680 students. Phase I work completed under this contract included demolition of the existing school building, installation of storm water facilities, installation of the ground loop wells; and, preparation of the building pads.

The Contractor, Iliad Inc., has satisfactorily completed the contracted work and the consulting Architect, NAC Architecture, is in agreement and recommends acceptance of the completed work.

VIII. STATEMENT OF ISSUE

Approval of this motion will allow the District to formally accept the work and close out the contract.

IX. 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.

X. RESEARCH AND DATA SOURCES / BENCHMARKS

- Building Condition Survey, Meng Analysis – April, 2009.
- BEX IV Capital Levy

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

Acceptance of Completed Project by School Board	May 18, 2016
Release of Retainage	July, 2016
Contractor’s One-Year Warranty Period Ends	April 24, 2016

XII. ATTACHMENTS

- Architects Final Completion Notice
- Change Order Memo
- Project Budget
- Contractor's Schedule of Values
- Project Closeout Checklist



September 22, 2015

Mike Skutack
Seattle Public Schools
2445 3rd Ave South
Seattle, WA 98134

RE: Pinehurst K-8 School, Phase 1 Construction
121-13002

Dear Mike,

We have reviewed the contract documents, project records and work on site. To the best of our knowledge, information and belief, all work required of Iliad.Inc, under the terms and conditions of this Contract have been completed. Pending your receipt of required affidavits and lien releases, we recommend Final Acceptance of the Pinehurst K-8 School Phase 1 Construction project, Bid Number B03449.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew Rumbaugh'.

Matthew Rumbaugh
Principal

cc: Scott Lund, Heery International

121-13002/718a/final-acceptance-recommendation.docx





Memorandum

Date: March 2, 2016
To: Mike Skutack, Senior Project Manager
Project No. A22
Project Name: Pinehurst School
From: Scott Lund, Construction Manager
Re: Change Order Summary for Contract: P5054/Iliad – Abatement/Demo/Grading/Water Vault at Pinehurst School Project

The project’s original base contract was an amount of \$1,835,859.00

Change Order #1: \$8,367.00 Covered the added unforeseen abatement at the boiler room.

Change Order #2: \$310,413.00 Provided 36 additional wells for a total of 72 wells. Spacing has changed from 30 feet on center to 15 feet on center. Also provided two additional zones with header piping to the wells and back to the boiler room aligning with the base bid documents. Provided shop drawings of dimensioned well locations and header piping prior to drilling to confirm locations with footings and structural.

Change Order #3: \$0.00 Included the addition of CCD #3 \$197,697.00 which added trucking and dumping costs due to delay of permit issuance; CCD #4 \$36,555.00 for permit drawing revisions and added backfill at the detention vault walls per the DPD permit review and the deduction of (\$234,252.00) for the deduction of Import/Export unit pricing not used in the original contract.

Change Order #4: (\$18,382.52) for the deduction of the General Conditions, Import/Export, TESC, Additional Mobilization, PCS line item. All were unit pricing not used in the original contract.

Original Construction Contract:	\$1,835,859.00
Change Order #1 (Add):	\$ 8,367.00
Change Order #2 (Add):	\$ 310,413.00
Change Order #3 (Zero):	\$ 0.00
Change Order #4 (Deduct):	(\$ 18,382.52)
Adjusted Construction Contract:	\$2,136,256.00
Total Change Orders (0.16%)	\$ 300,397.00

Hazel Wolf @ Pinehurst Phase 1 Capital Project Budget

(Life to Date as of February 2016)

Scope of Work	Construction	Change Order	Sales Tax	Professional/ Owner Costs	Total Expenditures To Date*	Approved Budget
Hard Costs					16,214,417	
Iliad Construction P5054	1,835,859	300,397	203,544		2,339,801	
Lydig Construction P5045	12,579,378	79,943	1,215,295		13,874,616	
Soft Costs					3,759,899	
A/E Contract				2,144,238	2,144,238	
Other Professional Services				1,345,035	1,345,035	
Owner Costs				270,625	270,625	
Totals	\$ 14,415,237	\$ 380,341	\$ 1,418,839	\$ 3,759,899	\$ 19,974,316	\$ 39,219,245

** Numbers presented may not add up precisely to the totals due to rounding*

SCHEDULE OF VALUES

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO: #REF!
APPLICATION DATE: #REF!
PERIOD TO: #REF!

Use column 1 on Contracts where variable retainage for line items may apply.

PROJECT NO: #REF!

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)				% (G/C)			
1	General Conditions	\$125,026.00	\$125,026.48		(\$0.48)		\$125,026.00	100%	\$0.00	\$0.00
2	Bond Fee	\$24,900.00	\$24,900.00		\$0.00		\$24,900.00	100%	\$0.00	\$0.00
3	Structural demolition and abatement	\$382,752.00	\$382,752.00		\$0.00		\$382,752.00	100%	\$0.00	\$0.00
4	Concrete vault	\$173,880.00	\$173,800.00		\$80.00		\$173,880.00	100%	\$0.00	\$0.00
5	Geo Loop	\$273,024.00	\$273,024.00		\$0.00		\$273,024.00	100%	\$0.00	\$0.00
6	Site preparation	\$53,760.00	\$53,760.00		\$0.00		\$53,760.00	100%	\$0.00	\$0.00
7	TESC	\$9,900.00	\$11,100.00		(\$1,200.00)		\$9,900.00	100%	\$0.00	\$0.00
8	Earthwork	\$401,319.00	\$401,319.00		\$0.00		\$401,319.00	100%	\$0.00	\$0.00
9	Storm	\$35,148.00	\$35,148.00		\$0.00		\$35,148.00	100%	\$0.00	\$0.00
10			\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
11	Excavation/ removal of unsuitable soils	\$157,400.00	\$157,400.00		\$0.00		\$157,400.00	100%	\$0.00	\$0.00
12	Import and place structural fill	\$170,000.00	\$170,367.00		(\$367.00)		\$170,000.00	100%	\$0.00	\$0.00
13	Additional mobilization	\$13,500.00	\$2,700.00		\$10,800.00		\$13,500.00	100%	\$0.00	\$0.00
14	Asbestos pipe insulation	\$6,000.00	\$6,180.00		(\$180.00)		\$6,000.00	100%	\$0.00	\$0.00
15	PCS	\$9,250.00	\$0.00		\$9,250.00		\$9,250.00	100%	\$0.00	\$0.00
17			\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
18			\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
		\$1,835,859.00	\$1,817,476.48		\$18,382.52	\$0.00	\$1,835,859.00	100%	\$0.00	#REF!
	CHANGE ORDERS									
20	Change Order #1	\$8,367.00	\$8,367.00		\$0.00		\$8,367.00	100%	\$0.00	\$0.00
21	Change Order #2	\$310,413.00	\$310,413.00		\$0.00		\$310,413.00	100%	\$0.00	\$0.00
22	Change Order #3	\$0.00	\$0.00		\$0.00		\$0.00	#DIV/0!	\$0.00	\$0.00
23	Change Order #4	(\$18,382.52)	\$0.00		(\$18,382.52)		(\$18,382.52)	100%	\$0.00	\$0.00
24			\$0.00		\$0.00		\$0.00	#DIV/0!	\$0.00	\$0.00
25			\$0.00		\$0.00		\$0.00	#DIV/0!	\$0.00	\$0.00
26			\$0.00		\$0.00		\$0.00	#DIV/0!	\$0.00	\$0.00
TOTALS		\$300,397.48	\$318,780.00		(\$18,382.52)	\$0.00	\$300,397.48	100%	\$0.00	\$0.00



Closeout Checklist for Public Works Project

Project Manager: Scott Lund

Substantial Completion Date: 07/04/15

Final Completion Date: 10/05/15

Project Name: Pinehurst - Phase I

Contract No. P5054

Item #	Item Description: *Note: Shaded items (1-20) are required under closeout of contractor's contract	Complete (Initial)
1	LETTER FROM CONTRACTOR STATING THE WORK IS COMPLETE (SECTION 01770, 6.09, D.10)	SAL
2	SIGNED PERMITS NOTING FIELD INSPECTIONS (COPY), IF APPLICABLE	SAL
3	CERTIFICATE OF OCCUPANCY ISSUED, IF APPLICABLE	N/A
4	CERTIFICATE OF SUBSTANTIAL COMPLETION FROM ARCHITECT (SECTION 00700 6.07.A)	SAL
5	LETTER BY CONTRACTOR STATING PUNCHLIST ITEMS COMPLETE	N/A
6	STATEMENT OF APPRENTICESHIP PARTICIPATION FORM (PROJECTS OVER \$ 1M)	N/A
7	CERTIFICATE OF INSURANCE RENEWAL OR LETTER BY CONTRACTOR AND INSURER (SECTION 00700, 6.09.D.2 & 6.09.D.3)	SAL
8	CONSENT OF SURETY COMPANY (SECTION 00700, 6.09.D.4)	SAL
9	CERTIFICATE OF NO HAZARDOUS MATERIALS (SECTION 00700, 6.09, D.7)	SAL
10	CERTIFICATE OF COMPLIANCE (SECTION 01331)	SAL
11	O & M MANUALS INCLUDING WARRANTIES TO ARCHITECT OR DISTRICT (TRANSMITTAL)	N/A
12	COMPLETED PREVENTATIVE MAINTENANCE INVENTORY SHEET, IF APPLICABLE	N/A
13	AS-BUILTS TO ARCHITECT OR DISTRICT (TRANSMITTAL)	SAL
14	SPARE PARTS, EXTRA MATERIALS, ETC. DELIVERED TO SCHOOL OR DISTRICT (TRANSMITTAL)	N/A
15	REQUIRED TRAINING COMPLETED – DATES AND TOPICS	N/A
16	CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS (SECTION 01770, 1.06, A.1)	SAL
17	CONTRACTOR'S RELEASE OF LIENS (SECTION 01770, 1.06, A.2)	SAL
18	AFFIDAVIT OF WAGES PAID TO DEPT.OF LABOR AND INDUSTRIES (SECTION 01770, 1.06, A.3)	SAL
19	STATE OF WASHINGTON NOTICE OF COMPLETION OF PUBLIC WORKS CONTRACT FORM	SAL
20	FINAL 100% PAY APPLICATION FROM CONTRACTOR (SECTION 01770, 6.09, D.)	SAL
21	FINAL TESTING AND BALANCE REPORT, IF APPLICABLE	N/A
22	FINAL COMMISSIONING REPORT AND LETTER OF ACCEPTANCE BY AGENT, IF APPLICABLE	N/A
23	BOARD ACTION REPORT COMMISSIONING FINAL ACCEPTANCE, IF APPLICABLE	N/A
24	LETTER FROM ARCHITECT STATING SQUARE FOOTAGE NEW AND OLD, STUDENT # AND ALL THE WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS, IF APPLICABLE	SAL
25	SSD VENDOR/CONTRACTOR PERFORMANCE EVALUATION FORM	SAL
26	CUSTOMER SATISFACTION SURVEY RETURNED: YES: NO <input checked="" type="checkbox"/> <input type="checkbox"/>	SAL
27	MEMO FROM SSD PROJECT MANAGER RECOMMENDING FINAL ACCEPTANCE	SAL
28	BOARD ACTION REPORT/FINAL ACCEPTANCE INCLUDING ATTACHMENTS	SAL
SUBMITTED AFTER BOARD ACCEPTANCE:		
29	D-11 CLOSEOUT PREPARATION - SUBMISSION UPON BOARD ACCEPTANCE, IF APPLICABLE	N/A
30	D-12 FORM RECEIVED FROM OSPI – RELEASE OF RETAINAGE, AFTER D-12 SUBMISSION, IF APPLICABLE	N/A

Sr. Project Manager: *Scott Lund* 9/13/2016

Capital Director: *[Signature]* 4-11-2016