



# School Board Briefing/Proposed Action Report

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

**DATE:** June 22, 2015  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent of Facilities & Operations, (206) 252-0644, [ltherndon@seattleschools.org](mailto:ltherndon@seattleschools.org)

## I. TITLE

BTA III & BEX IV: Final Acceptance for Contract                      For Introduction: September 9~~22~~<sup>23</sup>, 2015  
K5052 with Big Rock Construction, Inc., for Renovations    For Action: September 23, 2015  
at Northgate, West Woodland, and Graham Hill  
Elementary Schools Project.

## II. WHY BOARD ACTION IS NECESSARY

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

## III. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contractor from BTA III & BEX IV Capital Levy funds. No outstanding invoices remaining.

Fund	Contract Amount	Change Orders	Sales Tax	Total Contract	Retention
BTA III	\$832,061	\$38,491	\$82,702	\$953,255	\$43,528
BEX IV	\$ 0	\$35,748	\$ 3,396	\$ 39,144	\$1,787
Total	\$832,061	\$74,240	\$86,098	\$992,399	\$45,315

Kathie Technow, Accounting Manager, \_\_\_\_\_ Date: \_\_\_\_\_

Expenditure:     One-time     Annual     Other Source

## IV. POLICY IMPLICATION

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

## V. RECOMMENDED MOTION

I move that the School Board accept the work performed under BTA III & BEX IV Public Works Contract K5052, with Big Rock Construction, Inc., for renovations at Northgate, West Woodland, and Graham Hill Elementary Schools as final.

**VI. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on August 20, 2015. The Committee moved the item forward to the full Board with a recommendation for approval.

**VII. BACKGROUND INFORMATION**

This capital renovation project included new casework and plumbing fixture replacement at Northgate Elementary, roof replacement at West Woodland Elementary and a new fire sprinkler system, new fire alarm system, and electrical power panel upgrades at Graham Hill Elementary.

The Contractor, Big Rock Construction, Inc., has satisfactorily completed the contracted work and the consulting architect, FE Tompkins Architecture, is in agreement and recommends acceptance of the completed work. All closeout documents have been obtained and there are no outstanding claims. The overall project budget is \$1,596,448, including this construction contract, contingency, sales tax, consultant fees, permits, bidding/advertising/printing, staff and associated costs.

**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.
- School Indoor Air Quality Best Practices Manual, Washington State Department of Health, November, 2003.
- 2012 Seattle Building & Fire Code, including Amendments.

**XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT**

Contractor’s One-Year Warranty Period Ended	August 31, 2015
Acceptance of Completed Project by School Board	October 7, 2015
Release of Retainage	Approx. January 2016

**XII. ATTACHMENTS**

- Architect’s Final Completion Notice
- Change Order Memo
- Project Budget Summary
- Contractor’s Schedule of Values



May 1, 2015

Mr. David Standaart  
Project Manager  
Seattle Public Schools  
PO Box 34165, MS 22-331  
Seattle, WA 98124

RE: Renovations at Northgate, West Woodland and Graham Hill Elementary Schools  
Bid No. B09305  
Final Acceptance

Dear Mr. Standaart:

To the best of my knowledge Big Rock Construction has met all of the requirements for the above project as of May 1, 2015. I recommend Final Acceptance of this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gene Tompkins", written in a cursive style.

Gene Tompkins  
President

cc. Ryan Clintworth, BRC



## Memorandum

To: Eric Becker, Sr. Project Manager

From: David Standaart, Capital Project Manager

Date: 6-15-15

RE: Change Order Summary Memo,  
Contract #K5052, BTA III & BEX IV: Renovations At Northgate, West Woodland and Graham Hill  
Elementary Schools project.  
Big Rock Construction, Inc.

Eric;

The change order amount for this project was \$74,240 or 8.9% of the base contract amount of \$832,061. The main change order item of \$35,748, was the addition of a new fire sprinkler system to the added portable classroom at Graham Hill Elementary. The city required this after the project was bid. Other significant changes were various roof related items to account for existing field conditions at West Woodland Elementary, totaling \$18,193. Various electrical and fire alarm related items at Graham Hill Elementary totaling \$15,928, were changes primarily due to existing field conditions. Remaining items totaled \$4,371 for Northgate Elementary which were primarily due to existing field conditions.

**Northgate, West Woodland, and Graham Hill Elementary Schools  
Capital Project Budget**

(life to date as of June-2015)

Scope of Work	Construction	Change Order	Sales Tax	Professional/ Owner Costs	Total Expenditures To Date	Approved Budget
	<b>Hard Costs</b>				<b>\$992,399</b>	
Big Rock Construction, Inc. K5052	\$832,061	\$74,240	\$86,099		\$992,399	
	<b>Soft Costs</b>				<b>\$247,904</b>	
A/E Contract				\$123,076	\$123,076	
Other Professional Services				\$34,352	\$34,352	
Owner Cost				\$90,477	\$90,477	
<b>Totals</b>	<b>\$832,061</b>	<b>\$74,240</b>	<b>\$86,099</b>	<b>\$247,904</b>	<b>\$1,240,303</b>	<b>\$1,596,448</b>

**APPLICATION AND CERTIFICATE FOR PAYMENT (Reference - AIA DOCUMENT G702)**

**TO:** Seattle School District  
**FROM:** Big Rock Construction, Inc.  
 2915 28th AVE SW, Suite A  
 Tumwater, WA 98512

**PROJECT:** Renovations at Northgate,  
 West Woodland & Graham Hill  
**PERIOD:**  
 11/1/2014-11/30/2014

**APPLICATION NO.:** 7  
**CONTRACTOR'S PROJECT NO.:**

Owner	Seattle School District
Architect	Gane Tompkins
Owner's Rep	David Standart
Inspector	

**CONTRACT FOR:**

**CONTRACT DATE:** 04/01/14

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, reference, AIA Document G703, is attached.

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Change Orders approved in Previous months by Owner:	TOTAL		
1	10/15/2014	\$7,363.47	
2	10/15/2014	\$12,412.38	
3	10/17/2014	\$2,787.87	
4	10/18/2014	\$35,749.25	
5	10/19/2014	\$13,840.70	
6	11/28/2014	\$2,844.43	
7	2/12/2015		\$757.43
		\$74,997.10	\$757.43
			\$74,239.67

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

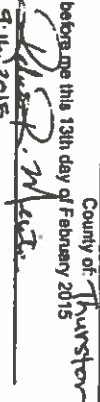


**CONTRACTOR:**  
 By:   
 Date: 02.13.15

**Architect's CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**Notes:**

**NOTES**

1. ORIGINAL CONTRACT SUM \$832,061.00
  2. NET CHANGE BY CHANGE ORDERS \$74,239.67
  3. CONTRACT SUM TO DATE (Line 1 + 2) \$906,300.67
  4. TOTAL COMPLETED & STORED TO DATE \$906,300.67  
(Column F on G703)
  5. RETAINAGE: \$45,315.03
    - a. 5% of 100% of Completed Work (Column L on Detail Breakdown)
    - b. 5% of Stored Material (Column H on G703) \$0.00
  6. TOTAL EARNED -\$45,315.03  
(Line 4 less Line 5 Total) \$860,985.64
  7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$657,102.99
  8. CURRENT PAYMENT DUE \$3,882.65
  9. BALANCE TO FINISH (INCLUDING RETAINAGE) \$45,315.03  
(Line 3 less Line 6)
- State of WA County of Thurston  
 Subscribed and sworn to before me this 13th day of February 2015  
 Notary Public:   
 My Commission expires: 9/16/2015
- PLUS - WSST DUE ON GROSS PAYMENT** \$398.27  
**ADJUSTMENTS**  
**AMOUNT CERTIFIED** \$4,270.91  
 (Attached explanation if amount certified differs from the amount applied for.)
- Architect:   
 By:   
 Date: 5/1/15

(Seal)



PROJECT NAME	PROJECT ADDRESS	CITY STATE & ZIP CODE	PROJECT PHONE #	OWNER	LENDER	LOAN OFF	ARCH / ENG	F.E. Template Architecture	PROJ TYPE	Capital Construction/renovation	CONTRACTOR	BIG ROCK CONSTRUCTION INC.	REQUEST #	DATE	PERIOD FROM	PERIOD TO	K.A.U.C.H.I.	DATE	REVISION #	M-D-Y	RALE %	WAC	% NET
DESCRIPTION OF WORK TO BE EXCLUDED IN THE PROJECT				WORK COMPLETED/IN PROGRESS TO DATE				MATERIAL STORED		TOTAL COMP AND STORED		BALANCE TO FINISH		ACTUAL DATE		RECOMMENDED BY:							
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
GENERAL CONDITIONS	WEST WOODLAND	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	(D+E) TOTAL	(FCI) %	MATERIAL STORED	(K+L) %	BALANCE TO FINISH	ACTUAL DATE	RECOMMENDED BY:	WAC	% NET										
General Conditions	West Woodland	20,000.00	20,000.00		20,000.00	100.0%		100.0%	0.00	1,000.00	19,000.00	94.0%	94.0%										
Asphalt Composition Shingles		152,300.00	152,300.00		152,300.00	100.0%		100.0%	0.00	7,615.00	144,685.00	95.0%	95.0%										
Appl Modified Bitumen Roofing		38,800.00	38,800.00		38,800.00	100.0%		100.0%	0.00	1,940.00	36,860.00	94.0%	94.0%										
Sheet Metal		82,000.00	82,000.00		82,000.00	100.0%		100.0%	0.00	4,100.00	77,900.00	94.0%	94.0%										
Roof Anchors		27,000.00	27,000.00		27,000.00	100.0%		100.0%	0.00	1,350.00	25,650.00	94.0%	94.0%										
Punchlist		16,900.00	16,900.00		16,900.00	100.0%		100.0%	0.00	845.00	16,055.00	94.0%	94.0%										
General Conditions	Grigdon Hill	20,000.00	20,000.00		20,000.00	100.0%		100.0%	0.00	1,000.00	19,000.00	94.0%	94.0%										
Demolition-HAZMAT		20,000.00	20,000.00		20,000.00	100.0%		100.0%	0.00	1,000.00	19,000.00	94.0%	94.0%										
ACT		23,000.00	23,000.00		23,000.00	100.0%		100.0%	0.00	1,150.00	21,850.00	94.0%	94.0%										
Fire Sprinkler		118,000.00	118,000.00		118,000.00	100.0%		100.0%	0.00	5,900.00	112,100.00	94.0%	94.0%										
Fire Alarm		23,280.00	23,280.00		23,280.00	100.0%		100.0%	0.00	1,164.00	22,116.00	94.0%	94.0%										
Lighting		119,000.00	119,000.00		119,000.00	100.0%		100.0%	0.00	5,950.00	113,050.00	94.0%	94.0%										
Electrical Distribution		25,220.00	25,220.00		25,220.00	100.0%		100.0%	0.00	1,261.00	23,959.00	94.0%	94.0%										
Punchlist		18,500.00	18,500.00		18,500.00	100.0%		100.0%	0.00	925.00	17,575.00	94.0%	94.0%										
General Conditions	Northgate	20,000.00	20,000.00		20,000.00	100.0%		100.0%	0.00	1,000.00	19,000.00	94.0%	94.0%										
Demolition-HAZMAT		4,800.00	4,800.00		4,800.00	100.0%		100.0%	0.00	240.00	4,560.00	94.0%	94.0%										
Plumbing		21,000.00	21,000.00		21,000.00	100.0%		100.0%	0.00	1,050.00	19,950.00	94.0%	94.0%										
Electrical		35,550.00	35,550.00		35,550.00	100.0%		100.0%	0.00	1,777.50	33,772.50	94.0%	94.0%										
Electrical Distribution		14,600.00	14,600.00		14,600.00	100.0%		100.0%	0.00	730.00	13,870.00	94.0%	94.0%										
Punchlist		5,050.00	5,050.00		5,050.00	100.0%		100.0%	0.00	252.50	4,797.50	94.0%	94.0%										
General Submittals		4,000.00	2,000.00	2,000.00	4,000.00	100.0%		100.0%	0.00	200.00	3,800.00	94.0%	94.0%										
SUB-TOTALS		809,000.00	807,000.00	2,000.00	809,000.00	100.0%		100.0%	0.00	40,450.00	768,550.00	94.0%	94.0%										
PERFORMANCE BOND		13,000.00	13,000.00		13,000.00	100.0%		100.0%	0.00	650.00	12,350.00	94.0%	94.0%										
CONTRACTOR'S LIABILITY INSURANCE		10,061.00	10,061.00		10,061.00	100.0%		100.0%	0.00	503.05	9,557.95	94.0%	94.0%										
SUB-TOTALS		832,061.00	830,061.00	2,000.00	832,061.00	100.0%		100.0%	0.00	0.00	0.00	0.0%	0.0%										
JUSTMENTS - COM1		7,363.47	12,412.38	7,363.47	7,363.47	100.0%		100.0%	0.00	368.17	6,995.30	94.0%	94.0%										
JUSTMENTS - COM2		2,787.87	35,748.25	2,787.87	2,787.87	100.0%		100.0%	0.00	139.39	2,648.48	94.0%	94.0%										
JUSTMENTS - COM3		13,840.70	2,844.43	13,840.70	13,840.70	100.0%		100.0%	0.00	692.04	13,148.67	94.0%	94.0%										
JUSTMENTS - COM7		902,213.67	4,087.00	902,213.67	902,213.67	100.0%		100.0%	0.00	37.87	811,893.48	94.0%	94.0%										
Item Non - Previous Current Total - N/A		45,110.68	204.35	45,110.68	45,110.68	100.0%		100.0%	0.00	51,675.95	42,731.24	88.0%	88.0%										
Item Draw Request Previous Current Total		857,102.99	3,882.65	857,102.99	857,102.99	100.0%		100.0%	0.00														
LES TAX @ 0%		85,710.30	388.27	85,710.30	85,710.30	100.0%		100.0%	0.00														
TOTALS		992,392.23	942,813.29	4,270.92	947,084.20	0.95																	