



SCHOOL BOARD ACTION REPORT

DATE: June 14, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
206-252-0644, lherndon@seattleschools.org

For Introduction: June 27, 2018
For Action: July 11, 2018

1. TITLE

BEX IV: Final Acceptance of Contract P5089 with Western Ventures Construction, Inc., for the Jane Addams Middle School Voluntary Seismic Improvements and Minor Alterations project, Phase IV

2. PURPOSE

Board action is required to approve final acceptance of Contract P5089 with Western Ventures Construction, Inc., for the Jane Addams Middle School Voluntary Seismic Improvements and Minor Alterations project, Phase IV. Board approval allows the district to submit required documents to the State of Washington 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 P5089 with Western Ventures Construction, Inc., for the Jane Addams Middle School Voluntary Seismic Improvements and Minor Alterations project, Phase IV as complete and final.

4. BACKGROUND INFORMATION

a. Background

This project was funded by BEX IV Capital Levy funds. The district continues to experience significant enrollment growth. With enrollment at its highest point in the last decade, many areas of the district do not have sufficient capacity to accommodate current and projected enrollment. Options to meet the enrollment increase were reviewed by the Facility and Capacity Management Advisory Committee, Board Committees and the full Board of Directors. Repurposing the existing space at Jane Addams was identified as a solution to help address the need for middle school capacity in the Northeast region. Proceeds from the Buildings Excellence IV (BEX IV) capital levy were utilized to fund this work.

The project consisted of renovations to repurpose the Jane Addams K-8 School as a comprehensive middle school, and included earthquake safety improvements to the building. It also addressed items identified in the Meng Building Conditions Reports completed in May 2009, and updated in August 2014.

Closing the school building for a year to complete the work in a single phase was not recommended, due to the district's capacity needs and the Board's decision to open a middle school at Jane Addams in September 2014. Construction was phased over four summers: 2014, 2015, 2016 & 2017.

Hutteball & Oremus Architecture designed the project. The district sought bids to accomplish Phase IV in the spring of 2017 and Western Ventures Construction, Inc., was awarded the project for a contract amount of \$988,000, plus Washington State sales tax (WSST). The scope of work included selective demolition, asbestos abatement, wood framing, plumbing and electrical work, seismic improvements, gypsum wallboard, paint, carpet and other interior finishes at the Jane Addams Middle School. The work was completed in September 2017.

Western Ventures Construction, Inc., has satisfactorily completed the contract work and the consulting architect, Hutteball & Oremus Architecture, agrees and recommends Board 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 Building Excellence (BEX) IV Capital levy funds. No outstanding invoices remain.

During the course of the project three Change Orders were issued. Change Orders totaled \$52,169 plus WSST. Change order expenditures totaled 5.3% of the construction contract amount with the most significant expenditures associated with unforeseen or concealed conditions within the school that were necessary to correct during the work. Change orders were reasonable for a project of this magnitude.

Contractor:	Western Ventures Construction, Inc.
Contract Amount	\$ 988,000
Change Orders	\$ 52,169
WSST	\$ <u>105,057.07</u>
Total Contract including WSST	\$ 1,145,226.07
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 a full racial equity analysis. The selection of projects in the BEX IV programs were 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 June 7, 2018. The Committee moved this item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board
Release of Retainage Bond
Contractor's One-Year Warranty period ends

July 11, 2018
Approx. September 2018
September 1, 2018

13. ATTACHMENTS

- Architect's Letter of Recommendation



May 16, 2018

Mr. Scott Hogman
Seattle Public Schools
John Stanford Center for Educational Excellence
MS 22-331
2445 3rd Avenue South
Seattle, WA 98134

Re: *Final Acceptance Recommendation for Contract: P5089*
Jane Addams Voluntary Seismic Upgrades – Phase 4

Dear Mr. Hogman,

The existing Jane Addams Middle School is 160,645 square feet. The building square footage did not change for this project.

The construction of Jane Addams Voluntary Seismic Upgrades – Phase 4 has met Substantial Completion, dated September 1, 2017. All punchlist and remaining construction items have been verified as complete as of this date. We have reviewed the work performed by Western Ventures Construction, Inc. on the above referenced project and believe it to conform to the requirements of the contract documents and therefore recommend final acceptance.

Sincerely,

A handwritten signature in blue ink that reads 'Calvin Tam'.

Calvin Tam
Project Manager