

BOARD SPECIAL MEETING

Operations Committee



2445 – 3rd Avenue South, Seattle WA 98124

Thursday, March 31, 4:30-6:30 pm
Stanford Center, Board Conference Room

Approved Minutes

Director Blanford called the meeting to order at 4:31pm. Director Scott Pinkham was also in attendance. Assistant Superintendent of Operations Pegi McEvoy and Director of Capital Projects & Planning Richard Best staffed the meeting. The agenda of the March 31, 2016 meeting was approved.

Board Action Reports

BTA III: Final Acceptance of Contract P5064, Western Ventures Construction, Inc., for the Bagley Elementary School Seismic Upgrades, Re-roofing and Interior Waterline Modernization project

Richard Best provided an overview of this item, noting this project was implemented by Project Manager Earl Edwards last summer for seismic improvements to the roof diaphragm and the masonry chimney for the boiler. Director Blanford questioned why the boiler chimney was lowered and Mr. Best noted the chimney was both lowered and reinforced with steel and mortar to prevent collapse in case of a seismic event.

The Committee moved this item forward to the full board with a recommendation for approval.

BEX III: Final Acceptance for Contract P5011, with Absher Construction, for Renovations at Nathan Hale High School Project 2

Richard Best provided an overview of this item, noting this was a BEX III project, completed in 2011, however a claim was filed by the electrical subcontractor, and the claim was not pursued for an extended period of time delaying Final Acceptance. Mr. Best noted there was a mediation settlement in August with the contractor and electrical subcontractor. Mr. Best spoke about the importance of tying final acceptance to the warrantee period to incentivize project completion. He indicated that this would be one of the changes implemented in future construction contracts to prioritize getting these types of matters resolved. Mr. Best indicated this item is a final acceptance for the project and that this particular warrantee period is one year from substantial completion, substantial completion date was dated September 7, 2011, making September 7, 2012 the end of the warrantee period.

The Committee moved this item forward to the full board with a recommendation for approval.

BTA III: Award Construction Contract K5068 to _____ for the Laurelhurst Elementary School Upgrades project

Richard Best provided an overview of this item, noting the bids for this project will open on April 6, and includes interior work of the administration area, a new entrance ramp to this school, some minor paving upgrades, some selective roof drain installations, and miscellaneous ventilation improvements. Director Blanford noted that Director Geary would want to hear about this project since it is one of her schools.

The Committee moved this item forward to the full board for consideration.

BTA III & BEX IV: Award Construction Contract K5069 to _____ for Seismic Upgrades at Salmon Bay School and Decatur School project

Richard Best provided an overview of this item, noting how this is a multiphase project. Director Blanford asked why there are two schools listed in this item and Mr. Best explained that the work is similar and could easily be completed by one contractor reducing mobilization costs, hence the reason why two schools are listed on one Board Action Report.

The Committee moved this item forward to the full board for consideration.

BTA III and BEX IV: Award Contract No. P1448 for Purchase and Installation of Portable Classroom Modules

Richard Best provided an overview of this item, noting this item came to the Operations Committee once before in December 2015. Mr. Best spoke about how Capital Planning staff has identified a need at this time for 63 new homerooms to accommodate District enrollment and student capacity needs for the 2016-17 school year, noting this contract amount is to purchase and install 16 new portable classroom modules.

Mr. Best noted there are 4 portables located at Loyal Heights that do not have a gold label on them, explaining that a portable without a gold label attached to it cannot be moved in a public right away nor can it be removed from the property. Mr. Best noted that the 4 portables at Loyal Heights will be demolished. Directors asked whether these particular portables were assembled on site and Director Best noted these portables are very old. Directors asked if rehabilitation can be done to get the gold labels for these portables. Mr. Best noted it would not be cost effective for portables built prior to the 1970's. Directors asked whether it was possible to use these portables within the same site in lieu of demolishing them. Mr. Best noted the quality of this portable construction however they have reached the end of their useful life. Mr. Best explained that portables are inexpensively built and typically a portable is purchased instead of fixing a portable.

The Committee moved this item forward to the full board with a recommendation for approval.

The meeting adjourned at 4:51pm.