



Meeting Packet

Steilacoom Historical School District No. 1 Regular Board Meeting

November 1, 2012

6:00 PM



Steilacoom Historical School District No. 1 Regular Board Meeting

Steilacoom Historical School District Professional Development Center 511 Chambers Street, Steilacoom WA

11/1/2012 6:00 PM

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Agenda

II. COMMENTS FROM THE AUDIENCE

Members of the audience wishing to comment on specific items on this agenda will be allowed to comment briefly during the Comments From the Audience portion of the agenda. Those wishing to speak will please sign the Speaker List in order to be recognized by the Board. **Please limit your comments to three (3) minutes.** The Board will not entertain comments during any other part of the meeting. Remarks of a negative nature singling out specific employees, other than the Board or Superintendent, will be heard in executive session following the business meeting. The Board reserves the right to terminate presentations containing personal attacks on individuals.

III. APROVAL OF OLD PIONEER BUILDING CHANGE ORDERS

(Vote)

Presenter: Superintendent Bill Fritz

- Board Background Old Pioneer Energy Grant Change Orders.pdf

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IV. ADJOURNMENT

Regularly scheduled meetings of the Board of Directors of the Steilacoom Historical School District are digitally recorded.

Steilacoom Historical School District Board of Directors

REGULAR BOARD MEETING

Date: November 1, 2012

TO: Members, Steilacoom Historical School District Board of Directors

ISSUE: x ACTION Approval of Change Orders

BACKGROUND INFORMATION:

As the Board is aware, TRANE, as a State pre-approved ESCO provider has been managing installation of a new heating and ventilation (HV) system in the 1918 portion of Old Pioneer Middle School. Prior to installing the HV system, abatement and demolition of certain fixtures is needed/recommended.

When the HV system was originally planned, the District had envisioned using a small-works process for asbestos abatement and doing demolition work using supplemental maintenance crew (extension of temporary workers that had been working on summer maintenance projects). For procedural reasons, the staff believe it is in the best interest of the district to include abatement and demolition as part of the overall grant-managed project, rather than as two independent elements. Approval of change orders for abatement and demolition functionally shift intended and planned district expenses into the grant at no additional expense to the district. OSPI has confirmed that this is permissible, the grant proposal has been altered, and the District has received verification that abatement and demolition can be included in the overall energy-efficiency grant package.

When the original energy grant was written, the HV system envisioned was based on the existing floor plan of the building (configured as classrooms). Since that point in time, the floor plan of the building has been completed, requiring some design modifications to the system and equipment/installation costs. Additionally, when the grant was written/received, the District had not been aware of building inspector requirements for a one-hour fire rated hallway. This resulted in elimination of venting that penetrated hallway walls, so that the forced-air furnaces and ducting will need to be contained within the existing "classroom" walls. These adjustments to the design have caused a need for two change orders with a combined increased cost of \$28,828.61 (approximately 3% of the entire grant expenditure originally planned and approved).

Policy 6957 requires Board of Directors' approval for change orders in total excess of 5% of total cost. While the increased cost of the project does not exceed 5%, the addition of non-grant components (abatement and demolition) to be included with the grant now requires Board authorization.

Without these changes, the HV system cannot be installed, thus risking a project delay, or possible forfeiture of grant funds. Approval of this recommendation will ensure that the District is compliant with State capital project procurement methods.

RECOMMENDED DECISION:

It is the recommendation of the Superintendent that the Board of Directors authorize the following change orders:

- | | |
|-----------------|--|
| 1) \$18,088.00 | Heating design revisions |
| 2) \$10,740.61 | Design Change/Heating install purposes |
| 3) \$24,881.57* | Remove mastic on floors/sand corridors for heating install purposes |
| 4) \$16,984.00* | Demo ceiling lights, cabling, existing furnaces for heating install purposes |

*Not an additional cost, just including within the grant package

FISCAL IMPLICATIONS:

Cost of \$28,828.61 from General Fund

Report prepared by:

Superintendent, Bill Fritz and Executive Director for Finance and Operations, LeeRae Ball