



# **SCHOOL BOARD ACTION REPORT**

**DATE:** July 28, 2017  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent, Facilities and Operations  
206-252-0644, [lherndon@seattleschools.org](mailto:lherndon@seattleschools.org)

**For Introduction:** August 30, 2017  
**For Action:** September 6, 2017

## **1. TITLE**

BTA III: Final Acceptance of Contract K5070, CDK Construction Services, Inc. for the Eckstein Middle School Phase II Fire Sprinkler Installation project

## **2. PURPOSE**

Board action is required to approve final acceptance of Contract K5070 for the Eckstein Middle School Phase II Fire Sprinkler Installation project for purposes of avoiding disputes over the timing of the filing of liens prior to the release of retention.

## **3. RECOMMENDED MOTION**

I move that the School Board accept the work performed under Contract K5070, CDK Construction Services, Inc. for the Eckstein Middle School Phase II Fire Sprinkler Installation project as final.

## **4. BACKGROUND INFORMATION**

### **a. Background**

Eckstein Middle School Phase II Fire Sprinkler Installation project originated from the Meng Building Conditions Report issued April 2009 and was included on the Buildings, Technology and Academics/Athletics (BTA) III capital levy. In 2015, a project was completed which included installation of a Phase I fire suppression system, replacement of existing hot water recirculation lines, upgrades to the mechanical system and replacement of roof top skylights. To accommodate school programs and complete the work in the summer months, the fire suppression system for the auditorium, lunchroom and modular classroom were completed in a Phase II project in the summer of 2016.

The Contractor, CDK Construction Services, Inc. has satisfactorily completed the contracted work and the consulting Architect, Harthorne Hagen Architects, is in agreement and recommends acceptance of the completed work.

### **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 BTA III Capital levy funds. No outstanding invoices remain.

Contractor:	CDK Construction
Contract Amount	\$ 552,700
Change Orders	\$ 38,646
Sales Tax	\$ 56,949
Total Contract	\$ 648,296
Retention	\$ 29,567

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 BTA program was 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 August 23, 2017. The Committee reviewed the item and moved the 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  
Contractor's One-Year Warranty period ends

September 6, 2017  
Approx. December 2017  
September 14, 2017

**13. ATTACHMENTS**

- None