



# **SCHOOL BOARD ACTION REPORT**

**DATE:** July 01, 2018  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent, Facilities & Operations  
(206) 252-0644, [ltherndon@seattleschools.org](mailto:ltherndon@seattleschools.org)

**For Intro:** August 29, 2018  
**For Action:** September 5, 2018

## **1. TITLE**

BTA III: Final Acceptance of Public Works Contract K5084 with CDK Construction Services, for the Dearborn Park Elementary Mechanical Upgrade Project

## **2. PURPOSE**

This action approves the final acceptance of Public Works Contract K5084 with CDK Construction Services, for the Dearborn Park Elementary Mechanical Upgrade Project. Board approval allows the district to submit required documents to the State of Washington: Department of Labor & Industries, Department of Revenue, and the Employment Security Department, in order to proceed with project closeout.

## **3. RECOMMENDED MOTION**

I move that the School Board accept the work performed under the BTA III funded Public Works Contract K5084 with CDK Construction Services, for the Dearborn Park Elementary Mechanical Upgrade Project, as final.

## **4. BACKGROUND INFORMATION**

### **a. Background**

This renovation project's mechanical system scope of work included under this contract replaces the existing boiler that was originally installed in 1971 with two smaller high efficiency boilers. The new mechanical system improves indoor air quality by providing a higher volume of tempered fresh outside air distributed in a more even manner which will greatly reduce mechanical system background noise. Building automation controls were also upgraded to the current District Standard.

The project budget for this work was \$2,021,240. As of May 31, 2018, the Capital Department Staff anticipates \$209,954 underspend for this project. The underspend will be transferred to the BTA III program contingency.

**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**

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code, including amendments

**5. FISCAL IMPACT/REVENUE SOURCE**

The revenue source for this motion is Buildings, Technology and Academics/Athletics (BTA) III Capital Levy funds.

There is no fiscal impact to this action. No outstanding invoices remain.

During the project two (2) Change Orders were issued which totaled \$77,001.56 plus WSST. Change order expenditures were 6.3% of the original construction contract amount. Change orders were reasonable for a project of this size and scope.

Contractor:	CDK Construction Services
Contract Amount	\$ 1,229,800.00
Change Orders	\$ 77,001.56
Sales Tax	\$ 131,986.96
Total Contract including Sales Tax	\$ 1,438,788.52
Project Retention	\$ 65,340.08

\_\_\_\_\_ Date: \_\_\_\_\_  
 Amy Fleming, Director of Accounting Services

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

The development of the BTA III projects list underwent extensive community engagement.

**7. EQUITY ANALYSIS**

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BTA III program was designed to provide equitable access to schools across the district.

**8. STUDENT BENEFIT**

This action closes out a construction project that provides improved facilities for students.

**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 22, 2018. The Committee reviewed the motion and moved this item forward to the full board with a recommendation for approval.

**12. TIMELINE FOR IMPLEMENTATION**

Contractor's One-Year Warranty Period Ends  
Acceptance of Completed Project by School Board

August 18, 2018  
September 5, 2018

Release of Retainage

Approx. November 2018

13. **ATTACHMENTS**

- Architect's Letter of Recommendation

105 South Main Street, Suite 323 · Seattle, WA 98104 · 206.624.4222 (p) · 206.624.4226 (f)  
mail@rolludaarchitects.com (e) · www.rolludaarchitects.com (w)

**Project:**  
Dearborn Park Elementary School Mechanical  
and Seismic Improvements

**Architect:**  
Rolluda Architects, Inc.  
105 South Main Street, Suite 323  
Seattle, WA 98104  
(206) 624-4222 *tel*  
(206) 624-4226 *fax*  
contact: **Sam Cameron**  
email: sam@rolludaarchitects.com

**Owner:**  
Seattle School District  
2445 Third Ave S  
Seattle, WA 98134  
206-752-0662 *tel*  
206-252-0573 *fax*  
Contact: David Standaart  
email: dstandaart@seattleschools.org

**Contractor:**  
CDK Construction Services, Inc.  
26231 NE 165<sup>th</sup> Street  
Duvall, WA 98019  
(425) 788-8441 *tel*  
contact: Bill Satterthwaite  
email: bills@cdkconstruction.com

**Contract Date:** May 11, 2017

**Date of Final Completion:** Dec. 14, 2017

Architect certifies as of the above date above, all work to be performed under the construction contract between the Owner and the Contractor is complete and conforms to the Contract Documents.

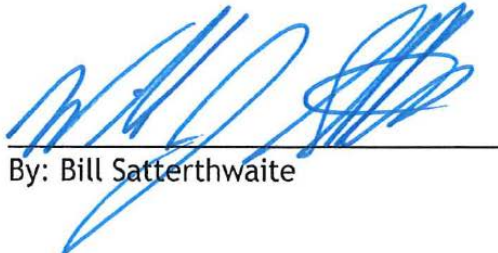
Rolluda Architects, Inc.  
Architect

  
By: Samuel E. Cameron

11/15/2017  
Date

The Contractor certifies as of the above date of Substantial Completion all work to be performed under the construction contract between the Owner and the Contractor is complete and conforms to the Construction Documents.

CDK CONSTRUCTION  
Contractor:

  
By: Bill Satterthwaite

11-21-17  
Date