



## **SCHOOL BOARD ACTION REPORT**

**DATE:** February 1, 2019  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0644, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)  
**For Introduction:** March 27, 2019  
**For Action:** April 17, 2019

### **1. TITLE**

BTA III/BEX IV: Resolution 2018/19-13, Final Acceptance of Contract K5069 with CDK Construction Services, Inc., for the Seismic Upgrades at Salmon Bay K-8 at Monroe School and the Decatur School project

### **2. PURPOSE**

The purpose of this action is to approve final acceptance of Contract K5069 with CDK Construction Services, Inc., for the Seismic Upgrades at Salmon Bay K-8 at Monroe School and the Decatur School project. Board approval allows the district to submit required documents to the State of Washington Department of Labor & Industries, Department of Revenue and Employment Security Department and close out the project, including authorizing the release of project retainage.

### **3. RECOMMENDED MOTION**

I move that the School Board adopt Resolution 2018/19-13 and accept the work performed under Contract K5069 with CDK Construction Services, Inc., for the Seismic Upgrades at Salmon Bay K-8 at Monroe School and the Decatur School project as final.

### **4. BACKGROUND INFORMATION**

#### **a. Background**

- The Seismic Upgrades at Salmon Bay K-8 at Monroe School and the Decatur School project refers to work performed at Salmon Bay K-8 at Monroe School, located at 1810 NW 65th St., Seattle, WA 98117, and Decatur School, located at 7711 43rd Ave NE, Seattle, WA 98115. The project originated from the Meng Building Conditions Report issued in April 2009. Salmon Bay K-8 at Monroe School was included on the BTA III capital levy and Decatur School was included on the BEX IV capital levy. The overall goal of these seismic improvements was to increase the stability of the overall facilities by reinforcement of existing structure and, in select areas, replacement of the existing structural components. All priority 1 elements or systems identified for Salmon Bay K-8 at Monroe School and the Decatur School project in the 2012 expanded analysis of seismic building data have been completed.

- The A/E design team headed by Harthorne Hagen Architects was selected as a result of submittals received for RFP 04572. The construction project was publicly bid as Bid No. B11538 on March 30, 2016, with a total of four (4) bids being received. CDK Construction Services, Inc. was deemed to be the low bid contractor, and Harthorne Hagen Architects recommended acceptance of the bid.
- CDK Construction Services, Inc. satisfactorily completed the contract work, with an accepted bid of \$1,353,814 and incurring a total of \$146,151 in change orders over the course three (3) project phases at two (2) different site locations.

**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
- 2012 International Building Code, including Amendments

**5. FISCAL IMPACT/REVENUE SOURCE**

All payments have been made to the contractor from the BTA III/BEX IV Capital levy funds. No outstanding invoices remain.

During the course of the project, four (4) Change Orders were issued, comprised of eighteen (18) Change Order Proposals or Construction Change Directives. Change Orders totaled \$146,151 plus WSST. Change order expenditures totaled approximately 10.8% of the construction contract amount with the most significant expenditures associated with owner-directed changes such as restoration of plaster detailing at the main entry lobby where a seismic brace wall was constructed, relocation of existing lockers for a more efficient layout, and installation of cable tray for data cabling at the main corridor.

Contractor:	CDK Construction Services, Inc.
Contract Amount	\$1,353,814
Change Orders	\$146,151
WSST	<u>\$148,546</u>
Total Contract including WSST	\$1,648,510
Project Retention	\$74,998

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 an equity analysis. The selection of projects in the BTA III/BEX IV program was designed to provide equitable access to safe school facilities across the city.

**8. STUDENT BENEFIT**

This project ensures 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 March 14, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

## **12. TIMELINE FOR IMPLEMENTATION**

Acceptance of Completed Project by School Board  
Release of Retainage

April 17, 2019  
Within ninety (90) days of  
Acceptance of Completed  
Project by School Board  
August 14, 2018

Contractor's One-Year Warranty period ends

## **13. ATTACHMENTS**

- Architect's Letter of Recommendation (in accordance with [WAC 392-344-155](#))
- Resolution 2018/19-13 for Approval

**HARTHORNE  
HAGEN  
ARCHITECTS**

1725 8th Avenue North  
Seattle, Washington 98109  
206-285-3558 FAX  
206-285-3555

January 23, 2018 (revised Jan. 30, 2019, for reference to area, student capacity and WAC 392)

Seattle Public Schools  
John Stanford Center of Educational Excellence  
2445 Third Avenue South  
Seattle, WA 98134

Attn: Mark Emelko  
Project Manager

Re: **LETTER OF FINAL COMPLETION**

Seismic Upgrades at Salmon Bay School and Decatur School  
CDK Construction  
Construction Contract Number: K5069

CDK Construction Services, Inc., has completed all work in accordance with the Contract Documents, for the Seismic Upgrades at Salmon Bay School and Decatur School, Contract K5069. Date of Final Completion is January 22, 2018. We recommend that the Seattle Schools Board of Directors accept the project as complete.

Salmon Bay building floor area is 117,116 square feet and student capacity is 603, per the District's Site Assessment Summary as printed October, 2014. The area and capacity were unchanged by this project.

Decatur building floor area is 38,202 square feet and student capacity is 325, per the District's Site Assessment Summary as printed October, 2014. The area and capacity were unchanged by this project.

This project did not involve new construction or modernization as defined by WAC Title 392.

Sincerely,  
Harthorne Hagen Architects



Stuart Stovin LEED AP  
Project Architect

CC: Rob Lang, CDK Construction Services, Inc.

**Seattle School District #1  
Board Resolution**

**Resolution No. 2018/19-13**



**A RESOLUTION** of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying the Salmon Bay K-8 at Monroe School and the Decatur School Seismic Upgrades project as complete.

**WHEREAS**, the Seattle School District No. 1 Board of Directors has received notification from Harthorne Hagen Architects that the Salmon Bay School and the Decatur School Seismic Upgrades project is complete in accordance with contract specifications and documents; and

**WHEREAS**, the Superintendent concurs that the contractor has satisfactorily completed the project;

**NOW THEREFORE, BE IT**

**RESOLVED**, by the Seattle School Board of Directors that the work of the contractor, CDK Construction Services, Inc. is now complete; and therefore be it further-

**RESOLVED**, that duly certified copies of this resolution shall be presented to OSPI.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Leslie Harris, President

\_\_\_\_\_  
Rick Burke, Vice-President

\_\_\_\_\_  
Zachary DeWolf, Member-at-Large

\_\_\_\_\_  
Jill Geary, Member

\_\_\_\_\_  
Eden Mack, Member

\_\_\_\_\_  
Betty Patu, Member

\_\_\_\_\_  
Scott Pinkham, Member

ATTEST: \_\_\_\_\_  
Ms. Denise Juneau, Superintendent  
Secretary, Board of Directors  
Seattle School District No. 1  
King County, WA