



SCHOOL BOARD ACTION REPORT

DATE: October 10, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: November 20, 2019
For Action: December 11, 2019

1. TITLE

BTA III & IV: Resolution 2019/20-1, Final Acceptance of Contract K5097 with King County Director's Association (KCDA) and Field Turf for the Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract K5097 with KCDA and Field Turf for the Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement 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 closeout the project, including authorizing the release of project retainage.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2019/20-1 as attached to the Board Action Report and accept the work performed under Contract K5097 with KCDA and Field Turf for the Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement project as final.

4. BACKGROUND INFORMATION

a. Background

- Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement Project, is located at 2600 SW Thistle St, Seattle, WA 98126. The athletic field improvements at the Southwest Athletic Complex were included in the Buildings, Technology and Academics (BTA) III & IV Capital levy funds passed by the voters in February 2010 and 2016. This project included replacement of the existing synthetic turf at football, softball, and baseball fields using cork infill, refurbishing the existing rubberized running track, and associated work.
- The Architectural or Engineering (A/E) design team headed by DA Hogan was selected to provide the A/E services. Due to the complexities of a compressed construction schedule to accommodate graduation ceremonies and football practice, KCDA purchasing cooperative owned by Washington State Public School Districts was utilized

to ensure project success. The construction project was publicly bid on March 8, 2018, with a total of 2 bids being received. Field Turf was deemed to be the low responsive bid contractor, and DA Hogan recommended acceptance of the bid.

- KCDA and Field Turf satisfactorily completed the contract work, with an accepted bid of \$1,432,164 and incurring a total of \$41,419 in change orders over the course of the project. Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement project had a total budget of \$2,085,478 with final costs of \$1,803,475.

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

- Natural and Synthetic Turf, A Comparative Analysis, San Francisco Recreation & Parks
- Complete Guide to Sports & Recreation Surfaces. Recreation Management Magazine, July, 2007

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contract from the BTA III & IV Capital levy funds. No outstanding invoices remain.

During the course of the project, three (3) Change Orders were issued totaling \$41,419 plus WSST. Change order expenditures totaled 2.89% of the construction contract amount with the most significant expenditures associated with unforeseen conditions.

Contractor:	KCDA/FieldTurf
Contract Amount	\$1,432,164
Change Orders	\$ 41,419
WSST	\$ 148,832
Total Contract including WSST	\$1,622,415
Project Retention	\$ 73,679

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 & IV programs were 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 November 7, 2019. The Committee reviewed the motion moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board	November 6, 2019
Release of Retainage Bond	November 2019
Contractor's One-Year Warranty period ends	October 12,2019

13. ATTACHMENTS

- Architect's Letter of Recommendation (in accordance with [WAC 392-344-155](#)) (for reference)
- Resolution 2019/20-1 (for approval)



August 1, 2019

Paul Wight
Seattle School District
2445 Third Avenue South
Seattle, WA 98134

cc: Greg Weisbrich, Fieldturf

Re: Synthetic Turf Replacements
Chief Sealth High School - FINAL COMPLETION

Paul,

We recommend Final Completion acceptance of the Synthetic Turf Replacement Project at Chief Sealth High School project as constructed by FieldTurf as defined by General Requirements.

Operation and Maintenance Manuals have been provided by the contractor and delivered to the school district, including construction as-built drawings, on June 26, 2019.

Please do not hesitate to contact me if you have any questions regarding these issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Gold".

Eric Gold, Principal
D.A. Hogan & Associates, Inc.

**Seattle School District #1
Board Resolution**

Resolution No. 2019/20-1



A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying the Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement project as complete.

WHEREAS, the Seattle School District No. 1 Board of Directors has received notification from DA Hogan & Associates Engineering and Landscape Architecture that the Chief Sealth High School (Southwest Athletic Complex) Track and Field Improvement 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, Field Turf USA is now complete; and therefore be it further

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

ADOPTED this 11th day of December 2019

Leslie Harris, President

Rick Burke, Vice President

Zachary DeWolf, Member-at-Large

Jill Geary, Member

Brandon K. Hersey, Member

Eden Mack, Member

Scott Pinkham, Member

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