From:	Kris Lawrence
To:	Thiel Sydney - Capital Projects
Cc:	Shoemaker Robin - Capital Projects; Eatch Beck - Capital Projects; Kellie Hogan; Vlach Joe - ADMIN
Subject:	RE: CKHS/MS: neighbor issue for Builder"s Risk awareness
Date:	Wednesday, December 26, 2018 9:13:11 AM

Hi Sydney,

Thank you for the information. Should Ms. Soule pursue a remedy from the district it would be a liability claim and not a builders risk claim.

Situation #1 does not appear to point to any negligence on the part of the district, we see these situations all the time and unless the district was made aware of a sick or dead tree and chose not to remove it then this situation is typically seen as an "act of nature" and no liability exists. On top of this the trees were not on district property. Should Ms. Soule pursue further conversation please let me know and we will assign a claims adjuster to resolve the issue.

Situation #2 again would be a liability claim and not under the builders risk. Let me know what the engineer report indicates and if Ms. Soule wants to pursue we will assign a claims adjuster.

Keep in mind that a builders risk policy is a property coverage-covers damage to the project under construction and its materials on site. Damages done to someone else's property is liability.

Hope that helps, let me know if there are other questions.

Sincerely,

Kris Lawrence
Propel Insurance
253.310.4014 Direct
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Unrelentingly Unconventional

From: Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
Sent: Friday, December 21, 2018 3:22 PM
To: Kris Lawrence <Kris.Lawrence@propelinsurance.com>
Cc: Shoemaker Robin - Capital Projects <RobinSh@ckschools.org>; Eatch Beck - Capital Projects <BeckE@ckschools.org>
Subject: CKHS/MS: neighbor issue for Builder's Risk awareness

Kris,
I am contacting you to make you aware of two conditions related to a single residential property at 10388 Frontier Place NW, Silverdale, WA 98383 (aka Soule Residence). The Soule property abuts the north property line of the CKSD's CK School Campus.

Issue #1: Wind-downed Trees and Roof Damage to Residence

On 12/20/2018, at least 2 trees were downed in a windstorm causing damage to Ms. Soule's fencing and roof. See attached IMG_3930, IMG_3931, and IMG_3932. The fallen trees belong to the Soule property.

Background Information: In November 2017, Ms. Soule signed the attached Agreement for CKSD to contract and pay for the removal of six trees along her southern border that had been identified by A.B.C. Consulting Arborist as being potentially hazardous. Ms. Soule was given the opportunity to have additional trees removed at that time, which, if desired, were to be paid for at her expense. Ms. Soule declined the opportunity. The six agreed-upon trees were removed on November 6, 2017, concluding CKSD's responsibility per the Agreement.

Issue #2: Stormwater Drainage and Ponding

On 12/21/18, Ms. Soule reported ponding between the south fence of her property line and the cedar fence that is located on CKSD property. See attached IMG_3935 and IMG 3934. Ms. Soule is concerned that:

a. the District's development has adversely affected the drainage conditions from her property.
b. the water contributed to the fallen trees during the wind storm

CKSD has reached out to its civil engineer on the project to assess the field condition and drainage performance in the area. I anticipate that this will be reviewed in greater detail after the new year. More information will follow after that assessment and review is complete.

In the meantime, I wanted to make you aware of these circumstances in the event that Ms. Soule asks to file a claim against the District's Builder's Risk policy. I will be out of the office next week, as will Robin, but if needed you may contact Beck Eatch, copied here, during my absence. I will be back in the office on January 2nd.

Sydney Thiel
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