



SCHOOL BOARD ACTION REPORT

DATE: February 5, 2021
FROM: Ms. Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: February 10, 2021
For Action: February 10, 2021

1. TITLE

BEX V: Approval of Budget Transfer and Construction Change Order #5 for the West Seattle High School Roof Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to approve a one-time fund transfer in the amount of \$1,900,000 from the BEX V Program Contingency and authorize the Superintendent to approve Construction Change Order #5 with Wayne's Roofing, Inc., for the West Seattle High School Roof Replacement project in the amount of \$1,500,000.

3. RECOMMENDED MOTION

I move that the School Board approve the transfer in the amount of \$1,900,000 from the BEX V Program Contingency to the West Seattle High School Roof Replacement project budget and authorize the Superintendent to approve Construction Change Order #5 with Wayne's Roofing, Inc., in the amount of \$1,500,000, plus Washington State sales tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement both the fund transfer and construction change order. Immediate action is in the best interest of the District.

4. BACKGROUND INFORMATION

a. Background

The West Seattle High School Roof Replacement project, located at 3000 California Avenue SW, Seattle, WA 98116, is funded through the BEX V Capital Levy passed by the voters in February 2019. The levy timeline includes that this project will be completed during the 2019-2020 and 2020-2021 school years.

The West Seattle High School Roof Replacement project construction was procured utilizing a purchasing cooperative, E&I Purchasing Cooperative, Inc. Purchasing cooperatives are an alternative procurement method that allows the architect to work with the contractor in the design of the roofing system. This effort was necessary as West Seattle High School is a landmarked building with one of its features, the existing clay tile roof, cited in the landmark designation. The scope of work for this project, includes: repairing sections of existing landmarked clay tile roof that were not included in the 2017 roof repairs; replacement of the existing low-slope thermal polyolefin (TPO) roofing system with a new 3-ply APP polymer-modified bituminous low-slope roofing system and repairs to and replacement of portions of the existing standing seam metal roof.

During the January 12, 2021, windstorm, a small portion of the existing standing seam metal roof rake edge above the gymnasium locker room detached and blew off the building. The existing standing seam metal roof above the gymnasium locker room was not included in the scope of work for either Phase 1 or Phase 2. A subsequent investigation conducted after January 12, 2021, revealed that the existing standing seam metal roof and rake edge have minimal fasteners, located at the base, mid-point and top of each panel. Standard industry practice is to provide fasteners approximately every two feet. The roof poses a potential safety concern to building occupants and the public should another windstorm of similar magnitude and direction occur. Because of potential safety concerns, the fact that staff and students are not currently on-site and the procurement method utilized, purchasing cooperative with identified line-item pricing, Capital Projects and Planning is recommending the roof repair be immediately implemented at West Seattle High School. This motion allows the district to execute a contract amendment with Wayne's Roofing, Inc., to perform the added work, the date for the Project to achieve Substantial Completion will be revised to June 30, 2021.

In addition, this motion allows for the transfer of funds, \$1,900,000 from the BEX V Program Contingency to the West Seattle High School Roof Replacement project budget. The additional amounts requested above the construction change order are for costs associated with: a modest construction contingency to allow for unforeseen conditions; Washington State sales tax; architects fees and inspection. The budget transfer will adjust the original total project budget from \$9,341,998 to \$11,241,998. Again, Construction Change Order #5 will also revise the Substantial Completion date of the project to June 30, 2021. This matter was reviewed with the District's Risk Manager and he recommended the district proceed with these repairs.

The existing school was constructed in 1917, with an east wing addition opening in 1924. Over the years various small additions and modernizations occurred, in 2001 the school underwent a major modernization, including seismic upgrades and replacement of the existing mechanical and electrical systems within the landmarked building and the addition of a gymnasium and associated locker rooms. Prior improvements constructed at West Seattle High School since the year 2000 include the major modernization and gymnasium addition 2001, replacement of the gymnasium light fixture to reduce energy consumption in 2011 and a partial roof repair of the historic clay roof tile in 2017.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to implement the repairs to the existing standing seam metal roof above the gymnasium locker rooms which will pose a safety concern for the district during periods of high winds. Funds for implementing these repairs would then be identified in the Building Technology and Academics V capital levy, which goes before the voters in February 2022. This action is not recommended.

c. Research

- West Seattle High School; The City of Seattle Landmarks Preservation Board Administrative Review
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

This motion will authorize the transfer of \$1,900,000 from the BEX V Program Contingency and authorize a \$1,500,000 Change Order. The overall project budget is adjusted as shown below:

Project Budget:
 BEX V Original Project Budget \$9,341,998
 BEX V Program Contingency Transfer \$ 1,900,000
 Adjusted Total Project Budget \$11,241,998

The revenue source for this motion is from the BEX V Capital Levy.

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 selection of projects in the BEX V program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

7. EQUITY ANALYSIS

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

8. STUDENT BENEFIT

It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and to provide students with safe and secure school buildings.

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. 6000, Program Planning, Budget Preparation, Adoption and implementation Policy
- Other: _____

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the board for approval.

Per School Board Policy No. 6000, Program Planning, Budget Preparation, Adoption, and Implementation, item number D, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.”

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on February 4, 2021. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	N/A
Anticipated Construction Date:	Construction already in Progress
Substantial Completion Date:	June 30, 2021

13. ATTACHMENTS

- Construction Change Order #5 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)