



SCHOOL BOARD ACTION REPORT

DATE: April 10, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities & Operations
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For Intro: April 19, 2017
For Action: May 3, 2017

1. TITLE

BTA IV: Award Contract K5088 to Wayne's Roofing, Inc. for the Ballard and West Seattle High Schools Roof Replacement project

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the roof replacement project at Ballard and West Seattle High Schools.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5088 with Wayne's Roofing, Inc., utilizing the E & I Cooperative Services purchasing agreement, for Ballard and West Seattle High Schools Roof Replacement project, in the amount of \$9,361,358, plus Washington State sales tax, in the form of the draft agreement attached to the Board Action Report, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The initial scope of work for these projects included replacement and/or repairs to a portion of the existing roof at each site as described below. In addition, the selected architect and envelope consultant conducted further investigation to determine the extent of possible moisture intrusion pathways and detail needed repairs. During the course of their investigation, additional problems were identified at each school and Capital Projects is recommending these be addressed under this contract to ensure all moisture intrusion problems are resolved.

At Ballard High School the Buildings, Technology and Academics (BTA) IV Capital levy included the replacement of the entire single-ply roof assembly. The investigation revealed that the gymnasium steep slope standing seam metal roof was in poor condition as it is inappropriately fastened and should be removed and correctly attached to prevent moisture intrusion. In addition, the sheet metal wall panel cladding system on the back side of the roof parapet has no weather resistant barrier and must be removed, substrate repaired and then reattached to prevent moisture intrusion. The most recent major roof and envelope project at Ballard High School was the original construction in 1999.

At West Seattle High School, the BTA IV Capital Levy included the repair of the north facing historic clay tile roof. The investigation revealed there are numerous problems with the south facing historic clay tile roofs, central ridge walkway, the cupolas and the existing skylight. In addition, it was determined the historic tile installation attachment (batten/counter-batten system) should be revised to minimize the amount of penetrations through the subroofing system, enhancing moisture migration and airflow. The most recent major project at West Seattle was the Addition/Remodel in 2002 and did not include the historic roofing system.

The contract amount is based on the district's proposal received from Wayne's Roofing, Inc. The proposal was developed utilizing the E & I Cooperative Services purchasing agreement which was competitively bid and subsequently awarded to Wayne's Roofing, Inc. Wayne's Roofing has been heavily involved in the investigation and design phase so we anticipate minimal change orders to these projects.

b. Alternatives

If the contract is not awarded, the planned schedule for this capital construction project will not be maintained and this work will not be performed. Furthermore, there has already been substantial water-related damage at both sites and if not remedied will continue to expand, causing future repair to be more disruptive to the educational mission of the district and generating greater repair time and costs. 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
- General Survey Findings Report for Ballard High School, prepared by Building Envelope Technology & Research (BET & R) ©2012.
- The City of Seattle Landmarks Preservation Board, Report of Designation (West Seattle High School)
- Additional Investigation at West Seattle High School in support of Contract K1255, for Emergency Roof Repairs
- Additional Investigation at Ballard High School in support of Contract K1261, for Mechanical Equipment Analysis and Metal Roof Analysis at Gymnasium

5. FISCAL IMPACT/REVENUE SOURCE

The combined, projected Maximum Allowable Construction Cost (MACC) for this work is \$8,950,000. The revenue source for this motion is BTA IV Capital levy funds.

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 IV projects list underwent extensive community engagement. This process included a public comment period for the Preliminary Environmental Impact Statement.

7. EQUITY ANALYSIS

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

8. STUDENT BENEFIT

It is the goal of the District to continue the process of implementing the BTA and BEX Capital levy programs and 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, provides the Board shall approve this item

Other: _____

10. POLICY IMPLICATION

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

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on March 16, 2017. The Committee moved this item forward to the full Board with a recommendation for approval.

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12. TIMELINE FOR IMPLEMENTATION

Upon Board approval of this motion, the construction contract will be executed and a Notice to Proceed will be issued to the contractor.

13. ATTACHMENTS

- Contract K5088 (draft)
- E & I Cooperative Services Contract Summary CNR-01306