



SCHOOL BOARD ACTION REPORT

DATE: May 21, 2019
FROM: Denise Juneau, Superintendent
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For Introduction: May 29, 2019
For Action: June 12, 2019

1. TITLE

BTA III: Award Construction Contract K5111 to Wayne's Roofing, Inc. for the Olympic View Elementary School Select Roof Repair & Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in the amount that is not to exceed \$950,000, including base bid, plus Washington State Sales Tax, for the Olympic View Elementary School Select Roof Repair & Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute Construction Contract K5111 with Wayne's Roofing, Inc. in the amount that is not to exceed \$950,000, including base bid, 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 the contract.

4. BACKGROUND INFORMATION

a. Background

The Olympic View Elementary School Select Roof Repair & Replacement project, located at 504 North East 95th Street, Seattle, WA 98115, is funded through underspend funds remaining in the BTA III levy passed by the voters in February 2016. The levy now includes the Olympic View Elementary School Select Roof Repair & Replacement project to be opened for the 2019-2020 school year. The underspent funds remaining are made possible as a result of the diligent efforts of both the Seattle Public Schools' (SPS) Accounting and Capital Projects departments maintaining vigilant oversight of project budgets and related expenditures. These efforts in turn have allowed SPS to re-allocate project savings and stretch the overall scope of the levy by completing additional work beyond what was originally identified and return even greater value to the students and the voters of Seattle.

The Olympic View Elementary School Select Roof Repair & Replacement project construction contract was secured via alternative procurement through the utilization of the E&I Purchasing Cooperative, Inc.

The scope of work for this project includes replacement and/or repairs to select portions of the existing roof. In addition, during the course of the investigation of the roof and roof-related areas, additional moisture intrusion problems were identified at the clerestory glazing at the two main stair towers and Capital Projects is recommending these be addressed to ensure all immediate, known moisture intrusion problems are resolved.

This motion allows the district to execute a construction contract with Wayne's Roofing, Inc., who was the low responsive, responsible bidder.

The school was constructed in 1990. Prior improvements that have been made at Olympic View Elementary School Select Roof Repair & Replacement project since the year 2000 include ADA revisions (2004); heat pump updates (2004); interior, ADA, and playground updates (2011); reroofing (2012); pathway lighting (2012); and ground source heat pump updates (2013). At Olympic View Elementary School, most of the original 1990 roof areas were replaced in 2012. The roof areas of replacement, under this current contract (K5111 with Wayne's Roofing, Inc.), were not included in the roof replacement of 2012. The roof areas of repair, under this current contract, include partial or complete replacement of 2012 roof areas related to flashing conditions and clerestory windows that were not included as part of the 2012 roof replacement project. The project also includes repairs to original brick masonry control joints and installation of additional new masonry control joints to better flash/counter-flash roof-to-wall interfaces to eliminate moisture intrusion problems.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Olympic View Elementary School Select Roof Repair & Replacement project. 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, as there has already been substantial water-related damage at this site, the conditions, if not remedied, will continue to expand, causing future repair to be more disruptive to the educational mission of the district and generating exponentially-greater repair time & 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
- 2015 Seattle Building Code, including amendments
- Stemper AC Investigation Assessment & Cost Estimate, dated January 2019
- Stemper AC Masonry Investigation at Olympic View ES, dated February 2019

5. FISCAL IMPACT/REVENUE SOURCE

The combined, projected range of Maximum Allowable Construction Cost for this work is not to exceed \$950,000. The revenue source for this motion is BTA III Capital levy funds.

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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 BTA III program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2016.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA III program was designed to provide equitable access to safe school facilities across the city.

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. Provide any additional benefits here.

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

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 May 16, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

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

- None