



SCHOOL BOARD ACTION REPORT

DATE: September 9, 2019
FROM: Denise Juneau, Superintendent
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For Introduction: September 18, 2019
For Action: October 2, 2019

1. TITLE

BEX V: Award Architectural & Engineering Contract P1634 to Stemper AC for the West Seattle High School Roof Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into an Architectural & Engineering (A/E) contract in the amount of \$676,377 for the West Seattle High School Roof Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1634 with Stemper AC in the amount of \$676,377, for architectural and engineering services for the West Seattle High School Roof Replacement project, 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 West Seattle High School Roof Replacement project, located at 3000 California Avenue SW, Seattle, WA, 98116, is funded through the BEX V/Building for Learning levy passed by the voters in February 2019.

The project scope addresses the portion of West Seattle High School built as new construction in 2002 and includes the replacement of the existing low-slope thermal polyolefin (TPO) roofing system with a new 3-ply APP polymer-modified bituminous low-slope roofing system. This project was identified when the 2017 historic clay tile, partial roof replacement project was completed. The TPO roofing system was identified to be in poor condition at that time and subsequently earmarked for replacement as part of the BEX V scope of work. The roofing lifespan of TPO roofs is fifteen years from the time of installation. SPS' technical standards now require a 3-ply APP polymer-modified bituminous low-slope roofing system which has a substantially increased life expectancy that is at least double that of the roof currently installed at West Seattle High School.

The firm of Stemper AC was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Six (6) firms submitted their qualifications and three (3) firms were shortlisted and interviewed. Stemper AC was judged to be the most qualified to provide the design services for this project.

Prior improvements made at West Seattle High School since the year 2000, include: a building-wide modernization 2002; gym lighting improvements 2011; and, historic clay tile, partial roof replacement 2017.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the West Seattle High School Roof Replacement project. The existing TPO roof is in poor condition, increasing the risk of moisture intrusion and related consequential damages.

b. **Research**

- West Seattle High School; The City of Seattle Landmarks Preservation Board Administrative Review (LPB 754/16), December 23, 2016
- West Seattle High School; Additional investigation and detailing for immediate emergency repairs, Contract K1255, Mod.1, November 2016
- 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

The fiscal impact to this motion will be \$676,377. The revenue source for this motion is from the BEX V/Building for Learning Capital Levy. The advertised Maximum Allowable Construction Cost (MACC) budget is \$5,790,000, the total project budget is \$9,341,998.

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 the levy ultimately received 70% approval from voters in February 2019.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BEX V 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.

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 act 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 September 5, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place summer 2020.

13. ATTACHMENTS

- Architect Fee Schedule (available for reference upon request in the Capital Projects & Planning Office)