



# **SCHOOL BOARD ACTION REPORT**

**DATE:** February 25, 2017  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent of Facilities & Operations  
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## **1. TITLE**

BTA IV: Approval of Modification No. 3 to Contract K1255, with S.M. Stemper Architects for the Ballard, Garfield and West Seattle High Schools Roof Replacement project

**For Introduction:** March 15, 2017  
**For Action:** April 5, 2017

## **2. PURPOSE**

The purpose of this action is to approve a modification to the Architectural and Engineering Services contract with S.M. Stemper Architects for additional services for the Ballard, Garfield and West Seattle High Schools Roof Replacement project.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute Modification No. 3 to the Architectural and Engineering (A/E) Services Contract K1255, with S.M. Stemper Architects for the Ballard, Garfield and West Seattle High Schools project in the amount of \$696,023, in the form of the modification, 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 original contract for Architectural and Engineering (A/E) Services including reimbursables is \$615,420.

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 were to implement 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 to ensure all moisture intrusion problems are resolved.

At Ballard High School the 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.

At Garfield High School the BTA IV Capital Levy included the replacement of the northern portion of the roof over the historic portion of the building. The investigation revealed numerous penetrations in the existing roof requiring infill and recommended replacement of the existing skylights. In addition, the Landmarks Board requested a non-typical fluid applied flashing membrane be utilized at the existing terra cotta cornice.

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 architect, S.M. Stemper Architects submitted a proposal for additional fees associated with the increased construction costs (MACC) and roofing inspection services.

**b. Alternatives**

Do not approve the contract modification. This is not recommended. If motion is denied, the risk to the district would impact success in preventing moisture intrusion into the building. Each site was identified as it had significant roof leak problems that pose a health risk to building occupants and further consequential damages to building structure and architectural finishes. Continued deterioration would lead to greater annual maintenance costs and further magnify the scope of work and associated costs to implement repairs.

**c. Research**

- West Seattle High School; The City of Seattle Landmarks Preservation Board Administrative Review (LPB 754/16), December 23, 2016
- Garfield High School; The City of Seattle Landmarks Preservation Board Administrative Review (LPB 749/16), December 21, 2016
- Ballard High School; Additional work required for evaluating the condition of the (e) roof-mounted mechanical equipment, Contract K1261, Mod.2, December 2016
- Ballard High School; Gym metal roof installation analysis, Contract K1261, Mod.1, December 2016
- West Seattle High School; Additional investigation and detailing for immediate emergency repairs, Contract K1255, Mod.1, November 2016

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact to this action will be \$696,023. The revenue source for this motion is BTA IV Program Contingency 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**

The selection of projects in the BTA IV levy was developed with the goal of providing equitable access to 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 take action on this matteruj,

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.

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on February 16, 2016. The Committee moved this item forward to the full Board with a recommendation for approval.

**12. TIMELINE FOR IMPLEMENTATION**

Upon approval of this motion, the project will continue to support the District's educational goals.

**13. ATTACHMENTS**

- Contract K1255 Modification No. 3
- S.M. Stemper Architects Scope Diagrams