



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 K5077, Bid No. B11642, to Western Ventures Construction for the Garfield High School 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 Garfield High School.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5077, Bid No. B11642, to Western Ventures Construction for the Garfield High School Roof Replacement project, in the amount of \$1,030,000, including Alternate No. 1, 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 this project included replacement and/or repairs to a portion of the existing roof at the 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 and Capital Projects is recommending these be addressed as part of this contract to ensure all moisture intrusion problems are resolved.

At Garfield High School the Buildings, Technology and Academics (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.

The most recent major project at Garfield was the Addition/Renovation in 2006 and the historic roof was not replaced.

The project was publicly bid March 29, 2017, with a total of four (4) bids being received. Western Ventures Construction was deemed to be the responsive low bid contractor, and the consulting firm S.M. Stemper Architects, recommends acceptance of the bid.

Ten (10) firms requested bid documents. A copy of the bid tab is attached.

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, potentially leading to further damage and increased future repair costs as a result. 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

5. FISCAL IMPACT/REVENUE SOURCE

The projected Maximum Allowable Construction Cost for this work is \$1,030,000. 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, providing 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 consideration.

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 K5077 (draft)
- Architect's Recommendation
- Contractor References
- Bid Tab