



# **SCHOOL BOARD ACTION REPORT**

**DATE:** March 15, 2021  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** March 24, 2021  
**For Action:** April 7, 2021

## **1. TITLE**

BEX V: Approval of Construction Change Order #5 for the Van Asselt Elementary School at African American Academy (the school was renamed Rising Star Elementary School at African American Academy after the contract had been executed with Wayne’s Roofing, Inc.) Roof Replacement project

## **2. PURPOSE**

The purpose of this action is to authorize the Superintendent to approve Construction Change Order #5 with Wayne’s Roofing, Inc., for the Van Asselt Elementary School at African American Academy (renamed Rising Star after the contract had been executed with Wayne’s Roofing, Inc.) Roof Replacement project in the amount of \$543,369, plus Washington State sales tax.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to approve Construction Change Order #5 with Wayne’s Roofing, Inc., for the Van Asselt Elementary School at African American Academy Roof Replacement project, in the amount of \$543,369, plus Washington State sales tax, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the construction change order.

## **4. BACKGROUND INFORMATION**

### **a. Background**

The Van Asselt Elementary School at African American Academy Roof Replacement project, located at 8311 Beacon Ave. S, Seattle, WA 98118, was funded through the Building Excellence (BEX) V levy passed by voters in February 2019. The levy timeline includes that this project will be completed during the 2019-2020 and 2020-2021 school years.

The Van Asselt Elementary School at African American Academy Roof Replacement project construction contract was secured via alternative procurement through the utilization of the E&I Purchasing Cooperative, Inc. The scope of work for the project included minor repairs to the existing metal deck and the replacement of the existing three-tab roofing system with a new three-tab roofing system during the summers of 2019 and 2020. However, due to unanticipated and unprecedented damage to the existing metal deck throughout the structure, the metal deck had to be removed and replaced. In addition, the underside of the existing metal deck was covered with spray-on fire retardant, which also required replacement. Furthermore, it was discovered during the roof replacement that there were multiple locations of structural steel and finish metal issues requiring repair.

This motion allows the district to execute a contract amendment with Wayne's Roofing, Inc., who performed the added work. In addition, Construction Change Order #5 will revise the Substantial Completion date of the project to October 28, 2020.

**b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to compensate Wayne's Roofing, Inc. for added construction work on the Van Asselt Elementary School at African American Academy (renamed Rising Star) Roof Replacement project. This action is not recommended.

**c. Research**

- Work experience since project commencement summer 2019
- Further investigations were performed in various areas of the existing roof system not replaced during the summer of 2019 to determine the extent of the deterioration of the existing metal deck, while other problems such as the structural issues (as noted above) were discovered in the process of continued repair work.

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact of this action will revise the construction contract amount by \$543,369, plus Washington State sales tax. Project costs remain within the overall project budget.

The revenue source for this motion is from the BEX V Capital Levy.

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 ultimately received 73% approval from voters in February 2019.

**7. EQUITY ANALYSIS**

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the Buildings, Technology, and Academics/Athletics (BTA) and BEX Capital Levy programs and to 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 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 March 11, 2021. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Substantial Completion Date: October 28, 2020

**13. ATTACHMENTS**

- Construction Change Order #5 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)