



SCHOOL BOARD ACTION REPORT

DATE: April 8, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Freda Podesta, Chief Operations Officer
206-252-00644, fhpodesta@seattleschools.org

For Introduction: May 1, 2019
For Action: May 15, 2019

1. TITLE

BTA IV: Resolution 2018/19-14, Final Acceptance of Contract K5088 with Wayne's Roofing, Inc., for the Ballard High School & West Seattle High School Roof Replacement project

2. PURPOSE

The purpose of this action is to approve final acceptance of Contract K5088 with Wayne's Roofing, Inc., for the Ballard High School & West Seattle High School Roof Replacement project. Board approval allows the district to submit required documents to the State of Washington Department of Labor & Industries, Department of Revenue and Employment Security Department and close out the project, including authorizing the release of project retainage bond.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2018/19-14 and accept the work performed under Contract K5088 with Wayne's Roofing, Inc., for the Ballard High School & West Seattle High School Roof Replacement project as final.

4. BACKGROUND INFORMATION

a. Background

- At Ballard High School, the BTA IV capital levy included the replacement of the entire single-ply polyvinyl chloride (PVC) roof assembly with a three-ply atactic polypropylene (APP) roofing system. In addition, the BTA IV capital levy included repairs to the historic clay tile and the replacement of the single-ply thermalplastic polyolefin (TPO) roofing system adjacent the historic clay tile roof with a three-ply APP roofing system at West Seattle High School. During the construction of this project additional problems were identified at each school and either addressed and resolved or identified to be complete in the BEX V capital levy.
- The A/E design team headed by S.M. Stemper Architects (SMSA) was selected as a result of submittals received for RFQ 03667. The contract for the construction project was based on the district's proposal received from Wayne's Roofing, Inc. utilizing the Educational & Institutional Purchasing Cooperative.

- Wayne’s Roofing, Inc., has satisfactorily completed the contract work at both schools, with SMSA and Building Envelope Technology & Research (envelope consultant) agreeing and recommending final acceptance of the project. Following the accepted proposal of \$8,861,913, a total of \$432,971 in change order costs were incurred or 4.88% of the construction contract amount.

b. Alternatives

Not accepting the project in a timely manner could put the district in a position subject to litigation. Therefore, this alternative is not recommended.

c. Research

- Building Condition Survey, Meng Analysis, April 2009
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code, including amendments

5. FISCAL IMPACT/REVENUE SOURCE

All payments have been made to the contract from the BTA IV Capital levy funds. No outstanding invoices remain.

During the course of the project, eight (8) Change Orders were issued, comprised of twenty-eight (28) Change Order Proposals or Construction Change Directives. Change Orders totaled \$432,971 plus Washington State Sales Tax (WSST). Change order expenditures totaled 4.88% of the construction contract amount with the most significant expenditures associated with SPS-requested work, as a result of unforeseen conditions. The total net cost of unforeseen conditions came to \$446,845 or 103% of the total change order expenses. The total financial amount for unforeseen conditions exceeded the total change order percentage because change order credits were approved that deleted base contract work.

Two examples of SPS-requested work surrounding unforeseen conditions involved 1) replacing the mechanical unit diamond plate steel curb covers that had deteriorated from accumulated rust such that they had multiple pin hole leaks allowing moisture to intrude into Ballard High School – total cost for this change was \$109,825.85 and 2) the replacement of the single-ply mechanically fastened TPO roof with a three-ply APP roof at the West Seattle High School Theater. The mechanically fastened roof had detached (assume from wind uplift) again allowing moisture to intrude into the Theater – total cost for this change was \$116,216.06.

Change orders were reasonable for a project of this magnitude.

Contractor:	Wayne’s Roofing, Inc.
Contract Amount	\$ 8,861,913
Change Orders	\$ 432,971
WSST	\$ 938,783
Total Contract including WSST	\$ 10,233,667
Project Retention	\$ 0-Bond

Amy Fleming: _____ Date: _____
Director of Accounting

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

7. EQUITY ANALYSIS

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

8. STUDENT BENEFIT

This project ensures a safe, secure learning environment for every student.

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

For purposes of avoiding disputes over the timing of the filing of liens, the School Board should accept the work on a construction project as finally complete prior to the release of retainage bond.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 18, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Acceptance of Completed Project by School Board
Release of Retainage Bond

April 17, 2019
Within 90 days of
Acceptance

Contractor's One-Year Warranty period ends

January 9, 2019

13. ATTACHMENTS

- Architect's Letters of Recommendation (in accordance with [WAC 392-344-155](#))
- Resolution 2018/19-14 for Approval

31 July 2018

Mark Emelko, Project Manager
Seattle Public Schools
2445 Third Avenue South
MS 22-332, PO Box 34165
Seattle, WA 98124-1165

RE: Ballard High School Roof Replacement
Contract No. K5088
Ballard High School
1418 NW 65th Street
Seattle, WA 98117

Dear Mark,

S.M. Stemper Architects (SMSA), Building Envelope Technology & Research (BET&R), and additional Project Team members were retained by Seattle Public Schools to develop construction documents and specifications for a roof replacement project at Ballard High School. The contractor, Wayne's Roofing, was selected through a negotiated purchasing contract agreement, through E & I Cooperative Services, to ensure a qualified roofing contractor for this complicated project. Through the course of construction, SMSA and BET&R conducted a Pre-Construction meeting and Construction meetings. Additionally, BET&R provided spot-check monitoring of the ongoing work, and assisted the roofing manufacturer with the Pre-Completion Surveys in order to facilitate roof completion and prompt issuance of the specified twenty (20) year Full Roofing System No Dollar Limit (NDL) Warranty.

The punch list inspection of the project site was made on December 14, 2017 for the Ballard High School Roof Replacement. Wayne's Roofing, Inc. notified us that punch list items had been addressed on December 28, 2017, which we reviewed onsite with the Project Team on January 4, 2018.

To the best of our knowledge, Wayne's Roofing, Inc. completed all requirements and addressed punch list issues in order to meet Final Completion. As documented in BET&R's Pre-Completion Part-2 Survey Field Report No. 60, dated January 4th, 2018, BET&R deems the Ballard High School Roof Replacement project complete, as the work was

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completed in accordance with the Contract Documents and is eligible, per Derbigum (the roofing manufacturer), for the specified NDL Warranty. Wayne's Roofing, as the primary contractor, and Architectural Sheet Metal (the sheet metal sub-contractor) displayed a high level of professionalism and cooperation with SMSA and BET&R throughout the duration of the project. Their workmanship in the field followed sound roofing and sheet metal installation practice, which in BET&R's opinion, has resulted in a well-constructed, highly weather-resistant system.

Based on the review of the work and information received from the contractor, the project is complete and in accordance with the Contract Documents. Based on the scope of work, there were no changes in building square footage, and no change in student numbers. The Contractor has submitted all close-out documents.

If you have any questions please contact us immediately.

Respectfully,

Scott Stemper
Architect
S.M. Stemper Architects

Jim Carlson
Technical Director/Principal Consultant
Building Envelope Technology &
Research

Sally Crone
Project Manager
S.M. Stemper Architects

Scott Vlotho
Building Envelope Technologist
Building Envelope Technology &
Research

Darrell Hunt
Senior Roof Technologist/ Technical
Monitor
Building Envelope Technology &
Research

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4 September 2018

Mark Emelko, Project Manager
Seattle Public Schools
2445 Third Avenue South
MS 22-332, PO Box 34165
Seattle, WA 98124-1165

RE: Final Completion of West Seattle High School Roof Replacement
Contract No. K5088
West Seattle High School
3000 California Ave SW
Seattle, WA 98116

Dear Mark,

S.M. Stemper Architects (SMSA), Building Envelope Technology & Research (BET&R), and additional Project Team members were retained by Seattle Public Schools to develop construction documents and specifications for a roof replacement project at West Seattle High School. The contractor, Wayne's Roofing, was selected through a negotiated purchasing contract agreement, through E & I Cooperative Services, to ensure a qualified roofing contractor for this complicated project. Through the course of construction, SMSA and BET&R conducted a Pre-Construction meeting and Construction meetings. Additionally, BET&R provided construction inspection of the ongoing work, and assisted the roofing manufacturer with the Pre-Completion and Completion Surveys in order to facilitate roof completion and prompt issuance of the specified twenty (20) year Full Roofing System No Dollar Limit (NDL) Warranty.

To the best of SMSA & BET&R's knowledge, Wayne's Roofing, Inc. completed all requirements and addressed punch list issues in order to meet Final Completion. As documented in BET&R's Pre-Completion Survey and Punch List Follow-Up (Part A&B) Field Report No. 62, dated June 7th, 2018, BET&R deemed the West Seattle High School Roof Replacement project complete, as the work was completed in accordance with the Contract Documents and is eligible, per Derbigum (the roofing manufacturer), for the specified twenty (20) year NDL Warranty. Wayne's Roofing, as the primary contractor, and Architectural Sheet Metal (the sheet metal sub-contractor) displayed a high level of professionalism and cooperation with SMSA and BET&R throughout the duration of the project. Working as a team and in addition to the original scope of work, Wayne's Roofing also undertook the immediate reroofing of the failing low-slope

Auditorium Roof. Their workmanship in the field followed sound roofing and sheet metal installation practice, which in BET&R's opinion, has resulted in a well-constructed, highly weather-resistant system capable of providing the West Seattle High School Staff, students, and community with a long-term roof system at the areas reroofed during this project.

Items Not Included In This Reroofing Project: Please note, due to Seattle Public Schools budgetary restrictions and requirements, the below items were not addressed during this reroofing Project and remain to be addressed during future building envelope work:

- Steep-Slope Roof Areas DS-S, CS-E, and BS-S (and their associated membrane line built-in gutter areas): These roof areas were only selectively retrofit at adjacent rising walls and valleys and will require full reroofing at a later date.
- Steep-Slope Tile Roofs at Walkway Cupolas: Minimal spot repairs were performed on the historic clay tile steep-slope roofs at the five (5) cupolas and should be considered for full reroofing at a later date. This work should include the four (4) smaller cupolas (one at the west wing and three at the east wing) and the larger central cupola.
- Historic Clay Tile Parapet Caps and Terra cotta Globes: The existing historic fluted tile parapet caps and gable-end terra cotta globes were not retrofit or modified as a portion of this Project's reroofing work.
- Brick Masonry Joint Rout and Point at rising parapet walls: Brick masonry rising parapet walls at the north end of Roof Areas ES-W/ES-N, CS-N, and AS-N/AS-E and at the south ends of AS-W/AS-E and ES-W/ES-E were not routed and pointed at degrading masonry mortar joints at these parapets above where inset copper step-counterflashing was installed. This masonry retrofit work should be included in a future masonry repair and retrofit Project.
- Ridge Walkway Central Vent Caps: The sectional sheet metal vent curb caps which run the length of the ridge walkway were not removed in their entirety, retrofitted, or replaced during this reroofing Project. Retrofit of sheet metal flashing intersections at these central ventilator curbs, many of which are sealed with sealant-dependent intersections or terminations, will remain an ongoing maintenance item.

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In closing, based on the review of the work and information received from the contractor, the project is complete and in accordance with the Contract Documents. Based on the scope of work, there were no changes in building square footage, and no change in student numbers. As of September 4th, 2018 the Contractor has submitted all close-out documents.

If you have any questions please contact us immediately.

Respectfully,

Scott Stemper
Architect, Principal
S.M. Stemper Architects

Jim Carlson
Technical Director/Principal Consultant
**Building Envelope Technology &
Research**

Marc Tegen
Architect, Project Manager
S.M. Stemper Architects

Stephen Elliot
Senior Roofing and Waterproofing
Technologist
**Building Envelope Technology &
Research**

Zephyr Delahunt
Building Envelope Technologist
**Building Envelope Technology &
Research**

**Seattle School District #1
Board Resolution**

Resolution No. 2018/19-14



A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying the Ballard High School Roof Replacement and West Seattle Roof Replacement projects as complete.

WHEREAS, the Seattle School District No. 1 Board of Directors has received notification from S.M. Stemper Architects that the Ballard High School Roof Replacement and West Seattle Roof Replacement projects are complete in accordance with contract specifications and documents; and

WHEREAS, the Superintendent concurs that the contractor has satisfactorily completed the projects;

NOW THEREFORE, BE IT

RESOLVED, by the Seattle School Board of Directors that the work of the contractor, Wayne's Roofing, Inc. is now complete; and therefore be it further

RESOLVED, that duly certified copies of this resolution shall be presented to OSPI.

ADOPTED this _____ day of _____, 2019

Leslie Harris, President

Rick Burke, Vice-President

Zachary DeWolf, Member-at-Large

Jill Geary, Member

Eden Mack, Member

Betty Patu, Member

Scott Pinkham, Member

ATTEST: _____
Ms. Denise Juneau, Superintendent
Secretary, Board of Directors
Seattle School District No. 1
King County, WA