



# **SCHOOL BOARD ACTION REPORT**

**DATE:** January 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 Budget Increase for the Ballard, Garfield and West Seattle High Schools Roof Replacement projects

**For Introduction:** February 1, 2017  
**For Action:** February 15, 2017

## **2. PURPOSE**

The purpose of this action is to approve a budget increase for the Ballard, Garfield and West Seattle High Schools Roof Replacement projects, in order to execute required work for a complete and maintenance free long-term solution.

## **3. RECOMMENDED MOTION**

I move that the School Board approve a one-time fund transfer from the BTA IV Program Contingency for the Ballard, Garfield and West Seattle High Schools Roof Replacement projects in the amount of \$6,545,000.

## **4. BACKGROUND INFORMATION**

### **a. Background**

On February 9, 2016, voters approved passage of a \$475.3 million BTA IV Capital Levy. This capital levy continues the financing of small and large infrastructure projects to be implemented over a six-year period (2017 through 2023). Roof replacement projects were identified at Ballard, Garfield and West Seattle High Schools as part of the BTA IV levy.

The initial scope of these projects included replacement and/or repairs to all or a portion of the existing roof at each site as described below. In addition, selected architect and envelope consultants were to implement further investigation to determine the extent of possible moisture intrusion pathways, water damage, 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. During the investigation it was learned that the Gymnasium steep slope standing seam metal roof was in poor condition as it is inappropriately fastened and needs to be removed and correctly attached to prevent water intrusion. In addition, the sheet metal wall panel cladding system has no weather resistant barrier as required by code and must be removed, substrate repaired and then reattached to prevent further water intrusion into the building. Project budget adjustment increase request totals \$4,660,000 and includes additional construction costs, construction contingency costs, design fees and permit fees.

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. During the investigation it was learned that there were numerous penetrations in the roof that needed to be removed and infilled, the existing skylights need to be replaced and non-typical fluid applied flashing membrane needs to be utilized at the existing terra cotta to satisfy the Landmarks Board. (This request by the Landmarks Board for the non-typical fluid applied flashing adds \$30,000 to the cost of the project.) Project budget adjustment increase request totals \$260,000 and includes additional construction costs, construction contingency costs, design fees and permit fees.

At West Seattle High School the BTA IV Capital Levy included the repair of the north facing historic clay tile roof. During the investigation it was learned that there were numerous problems with the south facing historic clay tile roofs, central ridge walkway, the cupolas and the existing skylight. In addition, it was determined to revise the historic tile installation attachment (batten/counter-batten system) to minimize the amount of penetrations through the subroofing system and enhancing moisture migration and air flow. Lastly, scaffolding has been recommended to be installed around the building perimeter where work is occurring to allow roof access and enhance worker and building occupant safety. Project budget adjustment increase request totals \$1,625,000 and includes additional construction costs, construction contingency costs, design fees and permit fees.

#### **b. Alternatives**

Do not approve the project budget adjustment. 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
- Ballard High School; General Cladding, Fenestration, and Roofing Limited Survey Findings Report, December 2012

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact to this action will be \$6,545,000. The revenue source for this motion is BTA IV Program Contingency funds.

Project Budget Adjustment Increase Request:

Requested Ballard High School Project Budget Increase: \$ 4,660,000.00  
Requested Garfield High School Project Budget Increase: \$ 260,000.00  
Requested West Seattle High School Project Budget Increase: \$ 1,625,000.00

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. As the District planned for the BTA IV program, it looked at needs through an equity lens to determine which projects should be prioritized.

**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 matter

Board Policy No. 6000, Program Planning, Budget Preparation, Adoption and Implementation Policy

Other: \_\_\_\_\_

**10. POLICY IMPLICATION**

This action requests a funding transfer from the BTA IV Program Contingency to the Ballard, Garfield and West Seattle High Schools Roof Replacement project budget. Per School Board Policy No. 6000, Program Planning, Budget Preparation, Adoption, and Implementation, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board;”

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on January 19, 2017. 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**

- Exhibit A – S.M. Stemper Architects Letter Dated 1/4/17 Budget Escalation Issues
- Exhibit B – S.M. Stemper Architects Scope Diagrams