



SCHOOL BOARD ACTION REPORT

DATE: May 21, 2019, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: May 29, 2019
For Action: June 12, 2019

1. TITLE

BEX V: Award Construction Contract K5109 to Wayne's Roofing, Inc. for the Van Asselt Elementary School at the African American Academy Roof Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in the amount that is not to exceed \$5,500,000, including base bid, plus Washington State Sales Tax, for the Van Asselt Elementary School at the African American Academy Roof Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5109 with Wayne's Roofing Inc. in the amount that is not to exceed \$5,500,000, including base bid, plus Washington State Sales Tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The Van Asselt Elementary School at the African American Academy project, located at 8311 Beacon Avenue South, Seattle, WA 98118, is funded through the BEX V levy passed by the voters in February 2019. The initial scope of work for this project includes replacement and/or repairs to the existing roof and roof deck. The selected architect and envelope consultant implemented further investigation to determine the extent of possible moisture intrusion pathways and detail needed repairs. During the course of their investigation, problems were identified at each roof area and Capital Projects is recommending these be addressed to ensure all moisture intrusion problems are resolved.

The Van Asselt Elementary School at the African American Academy Roof Replacement project construction contract was secured via alternative procurement through the utilization of the E&I Purchasing Cooperative, Inc.

The BEX V Capital Levy included the replacement of the entire roof assembly, including repair of the interior fireproofing and creation of a new air cavity to allow for proper roof ventilation for the Van Asselt Elementary School at the African American Academy Roof Replacement project. It was found at much of the roof area that lack of proper roof ventilation has severely accelerated the deterioration of the existing roof.

This motion allows the district to execute a construction contract with Wayne’s Roofing, Inc. who was the low responsive, responsible bidder.

The school was constructed in 2001. Due to the relatively recent date of construction, there are no listed prior improvements that have been made at Van Asselt Elementary School at the African American Academy since the year 2000.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of Van Asselt Elementary School at the African American Academy Roof Replacement project. The planned schedule for this capital construction project will not be maintained, and this work will not be performed. Furthermore, there has already been substantial water-related damage and our previous repair was only rated for one year. If not remedied this condition will continue to expand causing future repair to be more disruptive to the educational mission of the district and generating exponentially-greater repair time and costs. Therefore, this alternative is not recommended.

This is not recommended because it would negatively impact the district’s commitment to provide equitable access in our schools.

b. **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 combined, projected Maximum Allowable Construction Cost for this work is not to exceed \$5,500,000. The revenue source for this motion is BEX V 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 BEX V 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 BEX V 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 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. _____, [TITLE], 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 May 16, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval.

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

- None