



SCHOOL BOARD ACTION REPORT

DATE: April 15, 2020
FROM: Ms. Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: April 29, 2020
For Action: May 13, 2020

1. TITLE

BEX V: Award Construction Contract P5139 to Wayne’s Roofing, Inc., for the West Seattle High School Roof Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in an amount not to exceed \$7,048,041, including the base bid and no alternates, plus Washington State Sales Tax, for the West Seattle High School Roof Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5139 with Wayne’s Roofing, Inc., in an amount not to exceed \$7,048,041, 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 West Seattle High School Roof Replacement project, located at 3000 California Avenue SW, Seattle, WA 98116, is funded through the BEX V Capital Levy passed by the voters in February 2019. The levy timeline includes that this project will be completed during the 2019-2020 and 2020-2021 school years.

The West Seattle High School Roof Replacement project construction was procured utilizing a purchasing cooperative, E&I Purchasing Cooperative, Inc. Purchasing cooperatives are an alternative procurement method that allows the architect to work with the contractor in the design of the roofing system. This effort was necessary as West Seattle High School is a landmarked building with one of its features, the existing clay tile roof, cited in the landmark designation. The scope of work for this project, includes: repairing sections of existing landmarked clay tile roof that were not included in the 2017 roof repairs; replacement of the existing low-slope thermal polyolefin (TPO) roofing system with a new 3-ply APP polymer-modified bituminous low-slope roofing system and repairs to and replacement of portions of the existing standing seam metal roof.

This motion allows the district to execute a construction contract with Wayne’s Roofing, Inc., to perform this work.

The existing school was constructed in 1917, with an east wing addition opening in 1924. Over the years various small additions and modernizations occurred, then in 2001 the school went through a major modernization, including seismic upgrades and the replacement of the existing roof, mechanical and electrical systems within the landmarked building and the addition of a gymnasium and associated locker rooms. Prior improvements constructed at West Seattle High School since the year 2000 include the major modernization and gymnasium addition 2001, replacement of the gymnasium light fixture to reduce energy consumption in 2011 and a partial roof repair of the historic clay roof tile in 2017.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the West Seattle High School Roof Replacement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

c. Research

- West Seattle High School; The City of Seattle Landmarks Preservation Board Administrative Review
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this motion will be an amount that is not to exceed \$7,048,041, plus Washington State Sales Tax. The revenue source for this motion is from the BEX V Capital Levy. The total project budget, of which the construction contract is one part, is \$9,341,998.

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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 in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V 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 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 April 8, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	May 18, 2020
Anticipated Construction Date:	May 18, 2020
Substantial Completion Date:	November 20, 2020

13. ATTACHMENTS

- Roof Plan Showing 2020 Scope of Work (available upon request in the Capital Projects & Planning department)