



Highline Public Schools Board Action Report

DATE: ~~April 14, 2023~~ April 28, 2023

FROM: Dr. Ivan Duran, Superintendent

LEAD STAFF: Scott Logan, Chief Operations Officer, and Ellie Daneshnia, Executive Director of Capital Planning and Construction

For Introduction: April 19, 2023 For Action: May 3, 2023

I. TITLE Approval of Central Administration Building South Roof Replacements Contract with Garland/DBS, Inc.

Select one: New Item Renewed Item Annual Item Revised Item

II. WHY BOARD ACTION IS NECESSARY

Board Policy No. 6225, Approval of Contracts, states that "all contracts for more than \$250,000 initial value, excluding sales tax and contingencies, and changes or amendments of more than \$250,000, excluding sales tax and contingencies, must be approved by the School Board."

III. BACKGROUND INFORMATION

In April of 2021, the Highline School District Board approved the purchase of the HiLine Lanes Bowling Alley currently known as the Central Administrative Building South (CAB South). The purchase of CAB South not only guaranteed sufficient parking for the district's needs, but also provided the district with 21,000 square feet of building space that was planned to be remodeled and could be used in different capacities such as a housing youth bowling program, warehouse, office, community center, etc.

Capital Planning staff started evaluating the building's condition after acquiring the property. The evaluation of the roof condition assessment finds the roof to be past its useful lifetime. At that time, the district was not able to replace the entire roof since the final use of the building and its potential rooftop mechanical unit upgrades would affect the new roof design and its installation. Thus, the district staff started evaluating and implementing a temporary solution to prevent the leak while the district is currently working on evaluating the different options for utilizing the available space at CAB South.

Recently, the district was forced to remove the flat part of the existing roof down to the deck and install a new vapor barrier/temporary roof to guarantee a leak-free environment until the roofing season starts in the summer of 2023. This resulted in an expedited permanent solution to replace the entire roof structure in the summer of 2023. Moreover, the Capital Planning staff consulted with the mechanical consultant and learned that the location of the rooftop units will not be relocated for a variety of property uses.

As a result, the Capital Planning staff reached out to an interlocal vendor, Garland/DBS, Inc., and requested a proposal to replace the roofs with an appropriate application. Garland's proposal is in the amount of ~~\$1,140,249.15~~ ~~319,215.00~~ ~~XXX.XX~~, plus Washington State Sales Tax of ~~\$115,165.15~~ ~~133,241.00~~ ~~XXX.XX~~, for a total of ~~\$1,255,414.15~~ ~~1,452,456.00~~ ~~XXX.XX~~. The staff reviewed the proposal and recommended the board approve the South-Central Administration Building Roof Replacements Contract with Garland/DBS, Inc.

~~The proposal amount, WSST, total cost, and attachment will be provided to the School Board prior to action, at the May 3rd, 2023, School Board meeting.~~

IV. RECOMMENDED MOTION

I move that the Highline School Board approve the Central Administration Building South Roof Replacements Contract with Garland /DBS, Inc. Contract Approval will be through the OMNIA State Contract, which allows the district, upon receipt of all submittal requirements, to issue a Purchase Order with Garland/DBA, Inc., under the Omnia Contract, in the amount of ~~\$1,140,249~~~~\$1,319,215~~~~XXX,XXX.XX~~, plus Washington State Sales Tax of ~~\$115,165.15~~~~\$133,241~~~~XXX,XXX.XX~~, for a total of ~~\$1,255,414.15~~~~\$1,452,456~~~~XXX,XXX.XX~~.

V. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact of this action will be ~~\$1,255,414.15~~ ~~\$1,452,456~~ ~~XXX,XXX.XX~~ including Washington State Sales and permit fees to be paid out of the Non-Bond Capital Fund.

The revenue source for this motion is the Non-Bond Capital Fund.

Expenditure: One-time Annual

VI. APPLICABLE POLICY(S)

This action complies with the following policies:

Policy 9300 - OPERATION AND MAINTENANCE OF DISTRICT FACILITIES

Policy 6225

VII. ALTERNATIVES

The alternative is to not replace the roofing system mentioned above and face continued to water and air leaks into the various parts of the building at Central Administration Building South.

VIII. COMMUNITY ENGAGEMENT

Community Engagement Required: Yes No

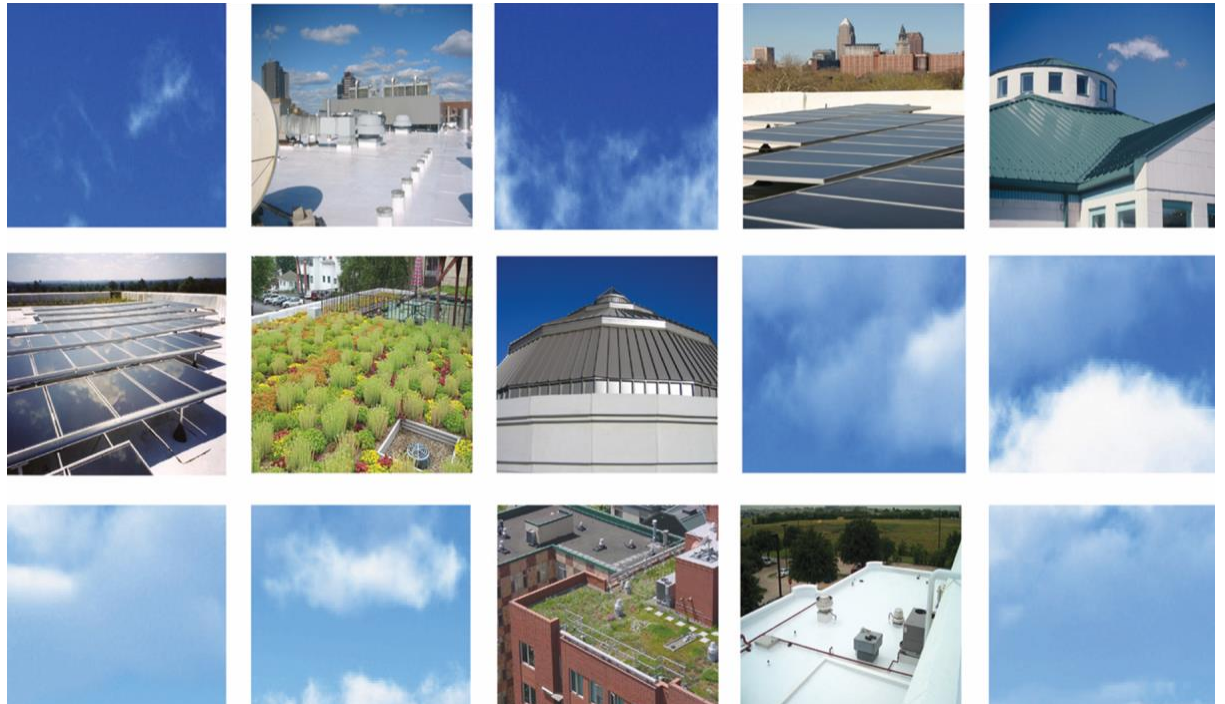
IX. ATTACHMENTS

1. Garland/ DBS, Inc. ~~proposal dated Quote (for approval) – available~~ by 04/28/2023



Highline School District

Bowling Alley Roof Replacement Proposal



Prepared by: Matt Shaxton

Delivered on: 03-16-23



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

**Highline Public Schools
Bowling Alley
15733 Ambaum Blvd. SW
Burien, WA 98166**

**Date Submitted: 04/28/2023
Proposal #: 25-WA-230201
MICPA # PW1925**

Washington General Contractor UBI# :603-013-262 GARLAI*903K4

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Low Slope

1. Mobilize to the project site and set up all material and equipment.
2. Leave the existing vapor barrier in place and mechanically attach 2 layers of 3.3" polyiso insulation with the joints staggered. Mechanically attach the first layer and adhere the second layer in Insul Lock Adhesive.
3. Install new drains in all existing locations.
4. Ensure all drain areas are sumped to encourage positive drainage.
5. Install ½" primed densdeck in Insul Lock Adhesive.
6. Torch apply Garland's HPR Torch Base as the base sheet.
7. Install Garland's KEE FB60 membrane adhered in KEE Lock Foam Adhesive.
8. New 24ga raised metal edge to be installed.
9. Demobilize and clear the site of all project related equipment and material.
10. Installer to provide a two year workmanship warranty.

Scope of Work: Steep Slope

1. Mobilize to the project site and set up all material and equipment.
2. Demo the existing roof and abate accordingly (See Asbestos Report).
3. Install R Mer Seal as the vapor barrier/temporary roofing.
4. Install two layers of 3.3" polyiso with the joints staggered.
5. Install R Mer Seal directly over the polyiso.
6. Install Bearing Plates in accordance with the R Mer Span 24ga 18" curved panel system.
7. Install a new 7" commercial box gutter on the South end of the building.
8. Install new 4" downspouts.
9. Garland to provide a full set of project specific shop drawings.

10. Installer to provide a two year workmanship warranty.

Scope of Work: Seismic/Minor HVAC Modifications

1. Mobilize materials and equipment
2. Set up safety as needed.
3. Install new 1/2" plywood and nail according to Roof Sheathing Plan S103 on barrel roof and flat roof.
4. Raise any curbs needed/disconnect any HVAC systems as needed to clear new roof.
5. Raise gas lines and electrical conduit lines as needed to clear new roof.
6. Price Includes \$15,000 allowance towards raising curbs, gas lines, electrical conduit as needed. Anything mechanical or HVAC related will be an additional cost after \$15,000 limit is reached.

Proposal Price Based Upon Market Experience: \$ 1,140,249

Garland/DBS Price Based Upon Local Market Competition:

Torres & Torres	\$	1,140,249
Olympic Roofing / Columbia Sheet Metal	\$	1,251,911
V&R Roofing	\$	1,281,253
Wright Roofing	\$	1,326,254

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please add Washington State Sales & Use Taxes.
2. Permits are included.
3. Bonds are included.
4. \$15,000 allowance towards HVAC modifications have been included.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Joshua Perry

Joshua Perry
Garland/DBS, Inc.
(216) 430-3635

PROJECT

ACADEMIC

MATILIJA MIDDLE SCHOOL GYMNASIUM ■ OJAI, CALIFORNIA

ROOFING PANELS:

The Garland Company 24-gauge R-Mer® Span standing seam panels in Heritage Red finish

CONTRACTOR:

Commercial Roofing Systems, Inc., Arcadia, California

INSULATION:

Polyiso

UNDERLAYMENT:

The Garland Company R-Mer® Seal self-sealing, high-temp

FASTENERS:

#14 pancake head screws; one-piece clips to allow for thermal movement

VENTILATION:

Powered vents; original windows that can be opened/closed manually

RAIN HANDLING:

External gutters and downspouts

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ROOF MEASUREMENT REPORT

15733 Ambaum Blvd SW, Burien, WA 98166

Report Contents



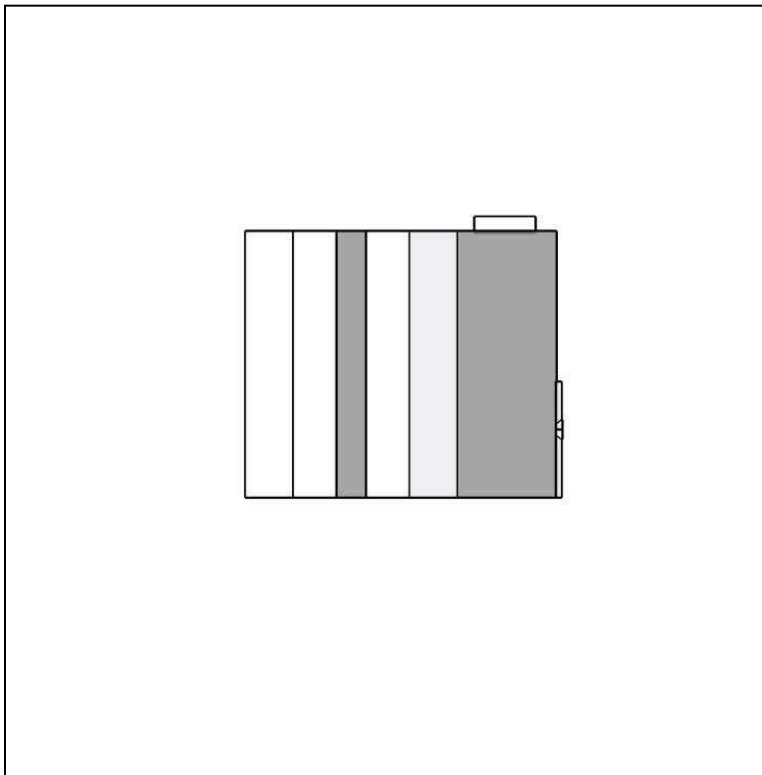
- Images1
- Length Diagram.....4
- Pitch Diagram.....5
- Area Diagram6
- Penetrations Diagram7
- Notes Diagram8
- Property Info.....9
- Report Summary.....10

Report Details

Date:	08/26/2022
Report:	48058948

Roof Details

Total Area:	23,769 sq ft
Total Roof Facets:	11
Predominant Pitch:	0/12
Number of Stories:	<=1
Total Ridges/Hips:	4 ft
Total Valleys:	8 ft
Total Rakes:	273 ft
Total Eaves:	461 ft
Total Penetrations:	70
Total Penetrations Perimeter:	782 ft
Total Penetrations Area:	690 sq ft



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Contact Us

Contact: Matt Shaxton
 Company: The Garland Company Inc.
 Address: 3800 East 91st St
 Cleveland OH 44105
 Phone: 216-641-7500

Measurements provided by www.eagleview.com

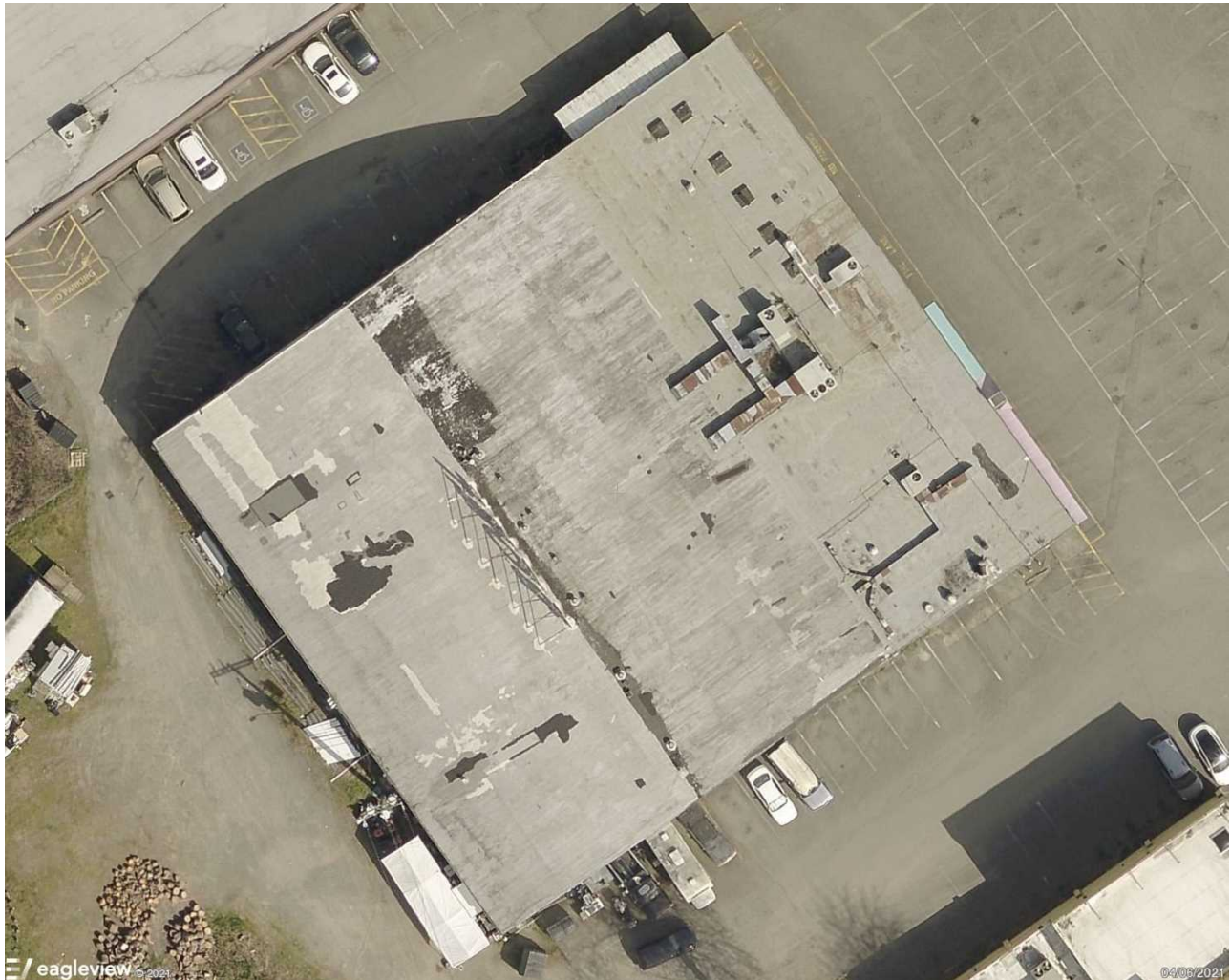


Certified Accurate

www.eagleview.com/Guarantee.aspx

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View

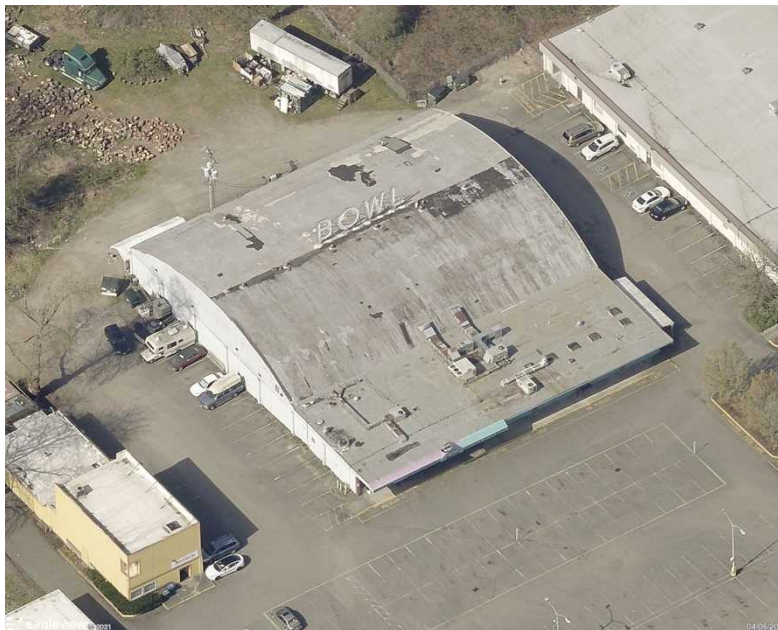


East View

REPORT IMAGES



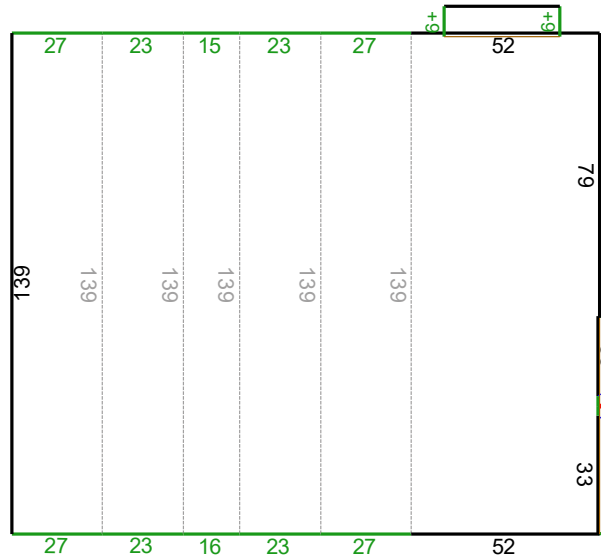
South View



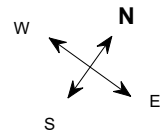
West View

LENGTH DIAGRAM

Total Line Lengths: **Ridges = 4 ft** **Valleys = 8 ft** **Flashing = 93 ft** **Eaves = 461 ft**
 Hips = 0 ft **Rakes = 273 ft** **Step flashing = 0 ft** **Parapets = 0 ft**



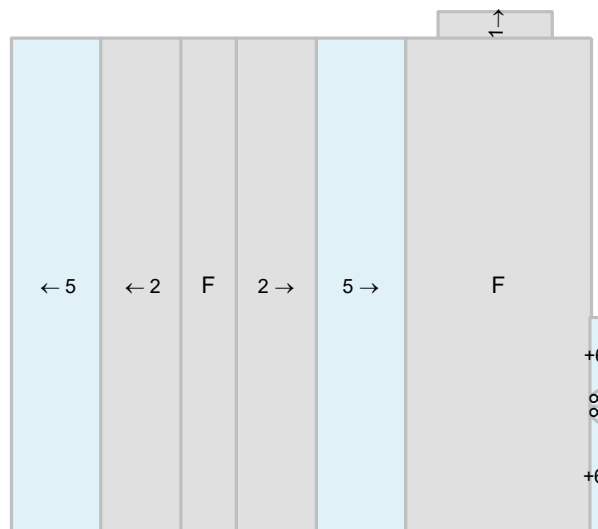
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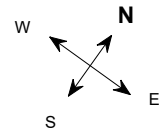
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



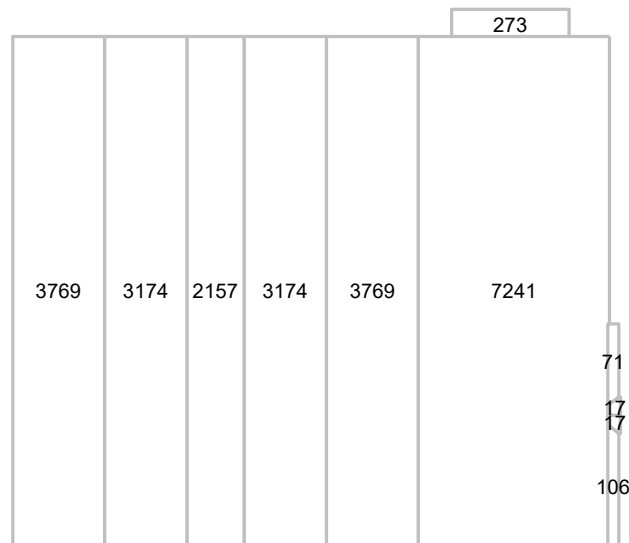
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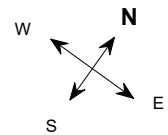
Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 23,769 sq ft, with 11 facets.



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Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

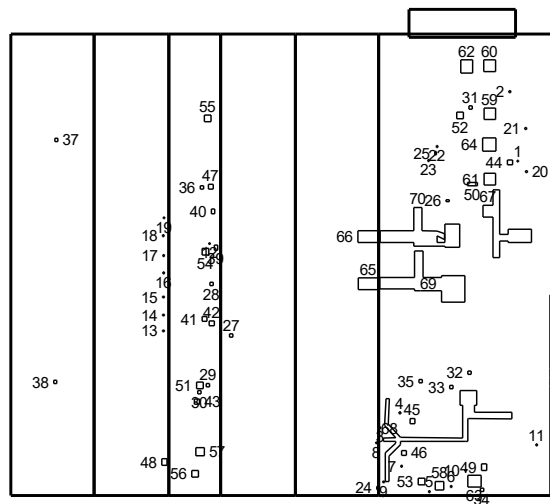
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 70

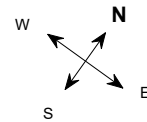
Total Penetrations Perimeter = 782 ft

Total Penetrations Area: 690 sq ft

Total Roof Area Less Penetrations = 23,079 sq ft



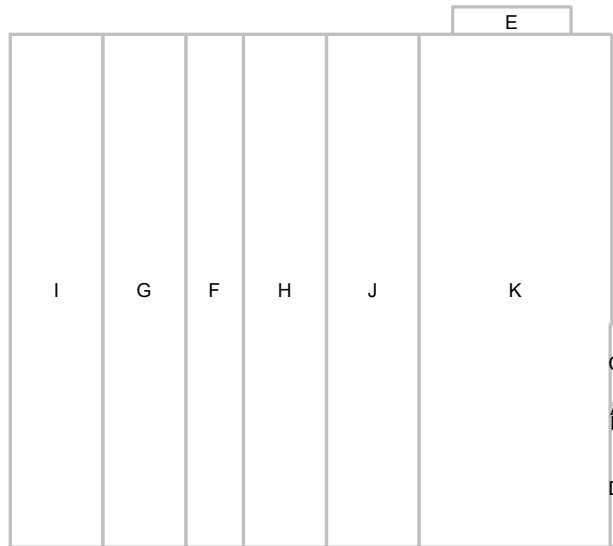
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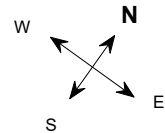
Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Property Info



Property Location

Longitude = -122.3373473

Latitude = 47.4615821

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=15733+Ambaum+Blvd+SW,Burien,WA,98166

Property Info

Year Built:

Effective Year Built: *

*



Notes

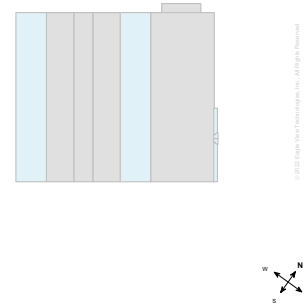
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge	4 ft (1 Ridges)
Hips.....	0 ft (0 Hips)
Valleys	8 ft (2 Valleys)
Rakes*	273 ft (18 Rakes)
Eaves/Starter**	461 ft (11 Eaves)
Drip Edge (Eaves + Rakes)	734 ft (29 Lengths)
Parapet Walls	0 ft (0 Lengths)
Flashing	93 ft (2 Lengths)
Step Flashing	0 ft (0 Lengths)
Total Area	23,769 sq ft
Total Penetrations Area.....	690 sq ft
Total Roof Area Less Penetrations	23,079 sq ft
Total Penetrations Perimeter.....	782 ft
Predominant Pitch.....	0/12



Total Roof Facets = 11

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0/12	1/12	2/12	5/12	6/12	8/12
Area (sq ft)	9397.6	272.9	6348.6	7537.8	177.1	34.0
% of Squares	39.5%	1.1%	26.7%	31.7%	0.7%	0.1%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	23,769	26145.9	26621.3	27334.4	27809.7	28522.8	28998.2
Squares	237.7	261.5	266.2	273.3	278.1	285.2	290.0

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.



ROOF MEASUREMENT REPORT

Penetration Table	1-8	9-23	24-26	27-38	39-40	41-47	48-49	50	51-56	57
Area (sq ft)	0.2	0.3	0.5	1	1.5	2.2	3	3	4	6.3
Perimeter (ft)	2	2	3	4	5	6	7	8	8	10
	58	59-61	62-63	64	65-66	67	68	69	70	
Area (sq ft)	6.3	12.2	14	16	22.7	84.7	145	123.6	126.7	
Perimeter (ft)	10	14	15	16	20	74.2	83.2	87.9	163.2	

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.