

**Building Excellence II Levy Oversight Committee**  
**Meeting Notes, March 12, 2004**  
**Stanford Center, Room 3802, 7:30a - 9:30a**

**ATTENDANCE:**

Members Present

Joey Ing  
Ron Jelaco  
Jay Keiper  
Ed Peters

District Staff

Gary Baldasari  
Don Gillmore  
Julie Krick  
John Vacchiery

Heery International Staff

Ian Kell  
Roxann Robinson  
Ralph Rohwer  
Sean Ryan

Members Absent

David Hudd  
Karin Nyrop  
Jim Travis

**APPROVAL OF MEETING NOTES**

- Notes from the February 13, 2004 meeting were approved.

**MAPLE DESIGN CONCEPT, Don Gillmore and Ian Kell**

- Maple is located on Beacon Hill about five blocks from Cleveland. It was built in the 1960s as an open-concept program. Enrollment after the project can accommodate 500. Enrollment is now 420.
- The site is six acres and contiguous to a park to the north. PE activities will continue to take place on the Parks fields.
- There are no landmarks issues.
- The project scope is to replace the portables with a new building containing classrooms, a cafeteria space, and a dedicated child care facility.
- There will be three instructional pods, K -1, 2 - 3, 4 - 5, with a central support area, in the main building. The old gym will be joined to the main building and will house grade 3 to create the grades 2 - 3 pod.
- The new structure will be south of the main building. The gym, cafeteria, music, art, ELL, faculty lounge, PTSA, kitchen, and special ed classrooms are on the west side. A covered walkway will connect the new building and the main building.
- It will be possible to buy some furniture. Some of the open space may be divided with low-level partitions.
- The parking lot will be extended south. The paved play area will be moved south.
- There is a rock shelf that comes across the hill and runs down to I - 5. Some of the soil is mud. The building addition is located on the best soil.
- A zoning departure will be needed to continue bus loading on the street. A water-line project will be on Shelton Street.

Discussion and comment:

- Two nice cedars will be kept, pending an arborist's evaluation of the health of the trees. The trees that will be cut are alders and some maples. They are about 25' high.
- The project is six weeks from the end of schematic design and within 5% of the budget.
- It will cost about \$75,000 to install the 8' water line. Collaboration with SPU has helped to mitigate cost. This work will actually improve the fire flow in the area. Budget for offsite improvements is \$160,000. Curbs will have to be improved and ramp crossings provided.
- The SDT was a good group. It was comprised of 10 people: the principal, two parents, and staff. They spent about 2/3 of the time on classroom design and about 1/3 on site design. They discussed continuing commitment to the open space

concept, what the adjacencies should be, and concluded that everyone that does basic ed should be together in the main building. The specialty areas: ELL, special ed, art, etc. would be in the addition. The SDT would have preferred one building but are happy with this design.

- Noise issues are I - 5 and the flight path for King County (Boeing Field) airport. Some of the classrooms face west. Windows will be double glazed and will be able to be opened. Most of the classrooms are north or south facing.
- A metal roof was installed on the gym in the late 1980s which has created an attic. The building will be re-roofed to harmonize with the new addition.

### **DEARBORN PARK, Gary Baldasari, Ralph Rohwer, and Sean Ryan**

- The architect is Mahlum. The project is just beginning the design process.
- The project scope is to replace portables with a classroom addition, create a multi-purpose space, and a dedicated child care facility.
- A power line easement runs through the site. Wetlands mapping has just been completed. There is a lease from Parks with a joint-use agreement with the District.
- An easement for a street cuts through the site. The street has never been built and never been vacated. There is negotiation with SDOT as to how much to vacate the street. It could take as long as two years to accomplish the street vacation. The City might approve a go-ahead to continue with the project while the vacation is being processed.
- One approach may be to get a street use permit that rolls over every year. This might be an option until the vacation is granted. The fee base just changed and it is now very expensive to get a permit because it is based on square footage.
- An additional hydrant may be required but the water line probably won't have to be improved. The Fire Department wants a flow of 2,000 GPMs.
- Curbs, gutters, and sidewalks will probably need to be improved where Orcas joins the main entry road into the school. Storm drain infrastructure may not be needed according to SDOT.
- The SDT averages four people: the principal, two teachers, and a community member. The program is currently open concept and the SDT is discussing whether or not to continue this instructional focus.
- The gym and multipurpose room will probably be placed at the front of the site. This is where the road easement is. Grades 4 - 5 would be near the gym and multipurpose area, grades 2 -3 would be adjacent, and grades K -1 and special ed would be adjacent to grades 2 - 3. Daycare would be near the front door.
- The SDT would like a science/art area where students could leave ongoing projects set up. There is a very strong environmental/science program. An outdoor learning area on the site is connected with the wetlands. A pathway is desired for students and community to get to the edge of the wetlands. There is a 25' drop in the wetlands.
- Parents pick up students in the church parking lot off Orcas. Crossing guards and a police squad car provide safety for students to get across the street.

### Discussion and comments

- To what extent is the building/site design adaptable for future instructional programs that are different than the current one?
- The separate bus and parent pick up/drop off locations has resulted because the school driveway is very long and the buses have to drive through the entire parking lot. A policeman is present to slow down speeders on Orcas where the students cross the street to parent pick up/drop off. Flashing crosswalks might be considered.
- It is early in the design so changes could be made to this arrangement. Also, the departure process hasn't happened yet. The entry drive will be improved and the parking lot expanded. The school and community seem pleased with the solution of using the church parking lot for parent pick up/drop off. The District doesn't own all

the property and can't expand the parking enough for both buses and parent drop-off. The site does not accommodate that because of the wetland and lower playfield which is 25' below grade.

- The power line easement is an environmentally critical area. The school benefits from the wooded areas surrounding it, most of which are not part of the site. The school is heavily involved with the wetland area. There is a stream that drains underground to Lake Washington.
- It is not yet known if an easement will be needed for that portion of the driveway that isn't part of District property.
- This is a very small school design team. There will be outreaches to the community and the PTAs to get as much input as possible and avoid complaints of lack of community involvement. It is a hard working group, even though small, and they are very committed. It is sometimes a problem to get a large number of people for SDTs.

### **GARFIELD GCCM SELECTION (HANDOUT)**

- The interview process with four short-listed firms has been completed. The firms are Absher, Lease, Hoffman, and Turner. The next phase is March 17 at 2:00p when bids will be opened.
- Bids are based on size of the project, site general conditions, and other criteria.
- Firms are bidding on fee and fixed site general conditions. The fee has been running about 2 – 3%. Site general conditions about 5%.
- Low bid gets 75 points. Bidder experience, 25 points, has already been determined by the District by the time of the bid opening.
- The bid is the major determinant in the scoring. It's possible for the second low to win if the experience points (maximum of 25) of the second low are higher than that of the low and the bids are very close.
- UW is the model the District studied most. The UW process is similar but they carry points forward from the interview and written proposal phases. In the District process, only the firms that are considered qualified move forward, others are out. In the UW system, all proposers can carry points forward from the proposal stage into the bidding stage. The intent is to prequalify contractors.
- A firm can bid low but eventually they have to arrive at a guaranteed maximum price (GMP). If the GMP is too high, then the project will be hard bid.
- The money doesn't go to the GCCM if they overestimate because the excess is shared with the District. At the UW all the buyout goes back to the UW.
- By statute, the GCCM can't self-perform more than 30%. The GCCM has to compete for the self-performed work. It is the same areas that a general contractor usually wants to do; concrete, steel, and carpentry. It reduces their risk to control these areas. The only markup is on the items that are hard bid. The District gets a major portion of the buyout.
- Because of the previous qualifying phases, the only firms that bid are those qualified to do the job. The first contract is only for the pre-construction work. The arrangement can be terminated at the end of any phase of design. The arrangement can also be terminated if agreement on the GMP can't be reached.
- The GMP provides a ceiling of expense for the District unless there is a scope change.
- The areas of risk are known upfront, e.g. coordination problems. There is a specific set of construction change order risks that are well defined. A contingency is built into the contract. But the owner can influence the expenditure of the contractor risk contingency. The GCCM participates in the design process and they have an incentive to protect their own risk.
- The real value of the GCCM selection process is to put the process in equilibrium so that the qualifications of the team, along with other criteria, are the determining factor. The points are a methodology for making the firms competitive rather than

just picking one. At this phase of the selection process, any of the firms can do the work, but the District wants the firm that really wants the job and has the skills and people to do the work. In this process, all of the project team has been seen during the interview process.

- Ed sat in on the interviews and noted that a non-district person was part of the rating board. This is District policy for architect and GCCM selection interviews.
- Board approval is scheduled for April. The schematic design will be completed in May.

## **REVIEW OF MONTHLY REPORT BY EXCEPTION**

### Beacon Hill

- Bids open April 8.
- An appeal hearing for MUP has been held.
- BTA funds will mitigate some of the mechanical work needed.

### Brighton

- The project is going well.

### Cleveland

- A hearing is scheduled for March 23. There are two appellants.

### Garfield

- There was a successful community meeting about pedestrian pathways. There were about twenty in attendance. Another meeting is scheduled for March 25 at 6:30p.
- Conferencing with staff continues about different specialty areas. Ten percent (10%) of the current design still needs to be cut. The design will be presented to the entire SDT committee on April 15 at 2:30p so they can make the final decision on cuts. This will be a presentation of efficiencies and schedules.

### Graham Hill

- The school has moved in; everything went well.
- There are only two classes in portables.
- Ed congratulated staff for accomplishing a successful mid-year move.

### Hale

- The Board agreed to increase the budget. A groundbreaking ceremony will be in June.
- The bid packages have been released.

### Madison

- The project is going well.
- The cost curve looks like the project is behind, but a lot of large concrete work is being done. Once the steel erection begins the cost curve will rise.

### Roosevelt

- Hazmat prequalification bid packages were received. Construction begins in June
- There is a MUP appeal scheduled for April 13 with three, possibly four, appellants. The appeal will last for two – three days. The District is preparing for a significant challenge to the project. The findings will be published. Gary will send information on when and where the appeal takes place.

### Sealth

- The project has been bid and the Board has approved the project.

### South Shore

- The Board has agreed to delay the project so that instructional program issues can be resolved.

### Wing Luke

- The bid is scheduled to advertise March 23.
- The MUP comment period is open.

### Change Order Summary

- This is a very useful report. It demonstrates accountability.

### Program Budget Projection

- There has been no change to the numbers.
- A more pessimistic version is being developed.

### **SITES TOUR**

- This will be reviewed at the next meeting. Staff would like to know if the Committee has special interests they would like to see on the tour.

### **UPDATE ON SCHOOL BOARD LIAISON**

- There is no report at this time.
- Jay recommends that all the Committee members attend a School Board meeting to learn the District overview and the issues the Board is dealing with.
- Ed requested clarity on what the Board would like covered in the quarterly report. The Board office receives a copy of the monthly report but they have not requested individual reports.
- When Ed attended a Board work session on capital issues, he was acknowledged and introduced but all questions were directed to staff. This was appropriate on the Board's part. Questions were raised about BEX II and the Committee.

### **INVOLVEMENT IN DEVELOPING BEX III**

- The Committee would like to use their expertise during the development of BEX III.
- The facilities master plan is currently under review and the District is developing a five-year-plan. The planning of BEX III will probably start in about a year.

### **NEXT AGENDA**

- Standard items
- GCCM results from Garfield (Karin needs to be here).
- Review of GCCM process; the interview process (esp. scenario question), how GCCM works, and the contractor perspective. Doug Winn from Hoffman (GCCM) will be invited to a Committee meeting.
- Beacon Hill bid result
- Discuss next committee report to the Board.

Meeting adjourned 9:35a