

**Building Excellence (BEX) Programs Oversight Committee  
Meeting Notes, March 9, 2007  
Stanford Center, Room 2776, 8:30a - 10:30a**

**ATTENDANCE:**

Members Present

Freeman Fong  
Steve Goldblatt  
Karin Nyrop  
Ed Peters, Chair  
Ed Schwartz  
Craig Smith  
Pete Wall

District Staff

Ron English  
Don Gillmore  
Julie Krick  
Fred Stephens  
Eleanor Trainor

School Board

Cheryl Chow  
Michael DeBell

Heery International Staff

Mike Finnegan  
Bruce Herr  
Ian Kell  
Donald King, DKA  
Steve Moore  
Roxann Robinson  
Michael Romero  
Michael Schroeder  
Martha Turnbull, DKA

Members Absent

Mark Melroy  
John Palewicz

Guest

Laurie Ames

Visitor

Chris Jackins

**MINUTES APPROVAL FOR FEBRUARY 9, 2007 MEETING**

- Minutes were not approved because a quorum of members from the last meeting was lacking when the meeting began.

**WELCOME OF NEW MEMBERS**

- Board President, Cheryl Chow, thanked the Committee for being willing to volunteer for this important and complex task. This group follows former Committees that have been well regarded and well respected by the Board and staff. Cheryl reminded the group that they are advisory and the Board makes all final decisions.
- Cheryl introduced Michael DeBell, who is the new Board representative to the Committee.
- Committee members and staff introduced themselves.

**HISTORICAL PERSPECTIVE OF BEX OVERSIGHT COMMITTEES, DON GILLMORE**

- The BEX oversight committees are ad-hoc advisory committees to the Board. They began with the passage of the first BEX levy in 1995. This group learns of every major BEX issue or concern before it goes to the Board. The Board and staff have come to appreciate the expertise and knowledge of the Committee.

**LEVY PLANNING, FRED STEPHENS**

- Fred reviewed the handout of the history of levies in the District. At the end of BEX III, every high school will have received improvements. BEX III will begin a focus on middle schools with attention to Denny, Hamilton, and a new K-8.
- Because of timing issues, the consolidation/closure process and the BEX III planning process were running on parallel tracks, which created some planning problems. Initially it was hoped that consolidation/closure planning would be completed before levy planning began.

Discussion comments:

- Karin Nyrop: Although voters have approved a list of projects, the District does have the ability to make changes in the list if necessary.
- Ron English and Michael DeBell have recently approved a list of buildings that will not be needed in the next 25 years and will either be surplus or placed on long-term lease. This list is recognition of the changing demographics in the City and is the beginning of building capacity in some areas as a result of the demographic change.

- Because of rising costs, primarily escalation, the number of projects has been reduced in each BEX program.
- Denny-Sealth at \$125M is the most expensive project the District has attempted and is probably the first of a new model of addressing middle and high schools together.
- The deferred maintenance issue is huge and some of that will be addressed in BEX III. Some of the funds from sale of properties will also be used to address deferred maintenance issues.
- Proposals for a BEX III construction management firm have been received and an update on the process will be given at the April meeting.

### **MONTHLY REPORT REVIEW, MIKE FINNEGAN**

Mike reviewed the purpose of the monthly report.

- Mike will respond to the question on negative balances at the next meeting
- Ed Peters requested a way to quickly know if a project is on time. Mike will add a “projected bar” to this chart.
- The Committee can change the report in any way they want. Each oversight committee has made changes to reflect information it wants.

### **PROJECTS UPDATE, DON**

- If the Committee wants brief, overview reports on projects, either Mike or Don can do that. If the Committee wants more detail then the project managers (PMs) can be present.

#### Cleveland

- The project is three weeks behind schedule at this time. The GCCM agreement is not specific as to how an on-time opening is to be accomplished. There is now a separate schedule for opening the building. The contractor believes they can make up the three weeks. The agreement is 50/50 to pay for premium time.
- There is a problem getting trades, especially in drywall. The hope is to finish drywall before June, when the dry wall contract is up for renewal.
- Cleveland is a GCCM project and was initially \$17M over budget. At that time the BEX program organization was realigned and the bids were separated and realigned resulting in an overall project overrun of only \$6M.
- Karin: The Committee’s role involved being apprised in executive session of many of the dilemmas involved with the GCCM and the process. The Committee also made a report to the Board, recommending a continuation with the current contractor, as that would provide the most effective and efficient way to continue.

#### Garfield

- Interior work is being done. New buildings are up out of the ground.
- Don discussed the buyout reconciliation for the final GCCM amendment.

#### Hamilton

- Design development (DD) drawings are almost finished.
- There is a lot of community work still to be done, plus the SEPA (State Environmental Policy Act) review, Landmarks (City of Seattle board) review, and coordination with Parks (City of Seattle Parks Department) to put in wells below ground in the park for ground source heat pumps. If the community doesn’t agree to the ground source heat pumps, then the existing mechanical system will be upgraded.
- David Della, City council member, is an advocate for the ground source heat pump. It will take 287 tons of CO2 emissions out of the atmosphere and save \$30K a year. There is a one-year grant from the state of \$350K to do this.

- Meetings with the community have been ongoing for the past year. The group has agreed to support the majority opinion. The main issue is the use of the ground source heat pump, and other important issues are the change in grade in the park, and the use of the playfield. People will be able to vote (on-line or by hand) on the choices at the Saturday meeting in April at which all the final information will be presented.
- The project team is also working with the Latona (John Stanford International School) community.

#### South Lake HS (at South Shore)

- Bids are due next week.
- Escalation is estimated at 2% per month. There are only two bids so far. The PM has called over 300 potential bidders to market the project.

#### South Shore K-8

- The project is going fine.

#### **UPDATE ON PARTICIPATION IN SEATTLE CLIMATE PARTNERSHIP**

- Don briefly reviewed the handout, which is a comparison of sustainable practices. Another report on sustainable practices is being prepared which will be discussed next month.

#### **EXECUTIVE SESSION WAS HELD**

- Mr. Goldblatt recused himself. The visitor left.

#### **NEXT AGENDA, APRIL 13**

- Orientation continued

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