

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, April 13, 2007
Stanford Center, Room 2765, 8:30a - 10:30a**

ATTENDANCE:

Members Present

Freeman Fong
Steve Goldblatt
Mark Melroy
Karin Nyrop
John Palewicz
Ed Peters, Chair
Ed Schwartz
Craig Smith
Pete Wall

District Staff

Don Gillmore
Eva Graefinghoff
Julie Krick
Fred Stephens
Paul Wozniak

Heery International Staff

Mike Finnegan
Jaclyn Gault
Steve Moore
Roxann Robinson
Martha Turnbull

School Board

Michael DeBell

MINUTES APPROVAL FOR FEBRUARY 9 AND MARCH 9, 2007 MEETING

- The minutes were approved.

ORIENTATION, CONTINUED, FRED, DON, MIKE

- Fred reviewed the decision-making process involved in capital levies. Discussion comments:
 - Bond strategy is to get all the money up front and save millions of dollars in escalation. The bond will be paid off in seven years so the debt will be retired before the next BEX program begins. The District's bond rating is next to the best, and as good as any other school district. It is hoped bonds will be sold in 90 days. They are being sold as needed.
 - Phase II closure is now off the table but is still in the thinking of the Board.
- Process of implementation of levy projects. Don reviewed the flow chart. Discussion comments:
 - The District is the lead agency for environmental issues. An EIS (environmental impact statement) has been done for the BEX program. Changes would be amendments to the main EIS. Some projects can use checklists; others use the full process with a hearing.
 - Almost every project includes a property acquisition of some kind. This is known up front and the District works with various City departments, each of which holds its own property. This is done very early in the process. City departments and the District have an agreement to swap on an appraised value basis. This is a lengthy and involved process.
 - Budgets are set for each project. Any budget change requires a Board action.
 - There are many public meetings involved in a project. There have been over 30 with Hamilton. Some are School Design Team (SDT) meetings, which are public meetings. Others include four meeting with the community about the use of the park, four meetings with the Wallingford community council, City departure meetings, City Landmark board meetings, meetings with this committee, the Board Operations committee, and School Board meetings.
 - The SDT starts right at the beginning of the pre-design process and runs concurrent with DD (design development) so that a realistic design is prepared. Somewhere into CDs (construction document development) is where SDT involvement ends.
 - The legislature has not decided whether the State will allow K-12 projects to use the GCCM process. There is a bill now in the legislature that would allow GCCM in K-12 projects. GCCM has not worked for the District in this market.

- Sites tour
 - Suggested sites are Cleveland, Garfield, and South Shore. Julie will do an e-mail survey of dates. We will carpool from here.

UPDATE ON DISTRICT PARTICIPATION IN SEATTLE CLIMATE PARTNERSHIP, DON

Don distributed a handout for the Committee's review.

- The District will match the State's sustainable school's protocol rather than LEEDs (Leadership in Energy and Environmental Design). LEEDs silver is comparable to the State protocol. LEEDs was designed for commercial buildings.
- The main issue of the City's protocols is CO2 emissions that the BEX program has a minimal impact on. Ground-source heat pumps address that issue by reducing CO2 emissions. The Madison Middle School system has been working for 18 months and is very successful.

PROJECTS UPDATE, DON AND MIKE

Garfield:

- Don reviewed the floor change order and handed out a draft Board motion and samples of the floors that failed. A new product has been found that is a year old and is used by ABW. It is cement-based like Ardex, is lightweight, and has a 10-year warranty provided by the manufacturer, Custom.
- The owner is responsible for unforeseen conditions. It was a team decision that enough investigation had been done on the flooring to consider it sound.
- If the problem had been found earlier it would have been part of the scope rather than a change order. The Garfield change order percentage is 7 – 8%, which is very low.
- Lease (Lease Crutcher Lewis) has a \$1M contingency to cover bid gaps and errors. They have now used \$350K. District gets 75% of savings and Lease gets 25% back.
- Michael DeBell requests that the context of true costs around historic renovation are presented when this change order comes to the Board. The Committee would like the Board to be aware of the added investment in cost and the academic adjustments that are made for historic renovations.
- The Committee agrees that the change order is a good approach to solving the problem.
 - Ed Peters wants to know where this material has been used.
 - Karin wants to ensure that it has been researched well enough to know that it is not a maintenance problem.
 - Ed Schwartz wondered if the process of working in the building caused the floor to fail. Don responded that was not the case in this instance.

South Shore K-8 bid process

- (Handout.) The construction process for the South Shore site was reviewed. Construction will be split into two phases, demo and site work first then new construction.
- The schedule is very aggressive for a tight timeline. The NTP (notice to proceed) for the contractor would be March or April to avoid the wet season.
- District staff would like Committee input on the process and also on pre-buying the steel.
- Committee discussion:
 - The Committee agrees that the process is good and pre-buying steel is good as long as it's the long pieces of steel (not pre-cut).
 - Karin wants to be sure that this design doesn't in any way compromise the program for the New School. Don responded that the building design is very

flexible and will accommodate a pre-K-8. This design actually gives the New School more than is in the MOU. The District agreed that this building would be built for District needs. The New School is not a charter school or a publicly run school. It is a District school with additional funding.

- Ed Peters requested that the general contractor should be made aware that there isn't the usual time before site work to order materials and do pre-planning with this process.

UPDATE ON SELECTION OF BEX III CONSTRUCTION MANAGEMENT CONSULTANT, FRED

- Interviews were held yesterday with the two finalists for the BEX III program construction manager (CM). It was decided to carry the selection process into a third phase. Additional meetings will be held with the two finalists. The finalists are DKA/Heery, and URS.

EXECUTIVE SESSION

- None.

NEXT AGENDA, MAY 11

- Continuation of Orientation – the process flow chart
- Use of GCCM
- Discussion on costs of historic renovation

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