

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

ATTENDANCE:

Members Present

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

District Staff

Don Gillmore
Kathy Johnson
Julie Krick
Fred Stephens
Eleanor Trainer
Paul Wozniak

Board Representative

None

Heery International Staff

Robert Evans
Mike Finnegan
Ian Kell
Steve Moore
Roxann Robinson
Michael Romero

DKA Staff

Donald King
John McWilliams
Martha Turnbull

Members Absent

Mark Melroy

MINUTES APPROVAL FOR JUNE 8 MEETING

- The minutes were approved.

SITES TOUR, JUNE 21, COMMENTS

- It was good to see the actual project after talking about it in Committee.
- The complexity of the projects is amazing, especially the high schools. They are larger than most projects done at the UW.
- Do more tours at the appropriate milestones of the projects.
- Consider combining a tour of one site with this meeting or maybe have a meeting on-site.

PROJECTS UPDATE, DON, MIKE, DONALD, PROJECT MANAGERS

Cleveland, Ian Kell (Heery), BEX II

- Schedule: Furniture arrives August 1, building administrators arrive August 6, the move from the interim site will be August 13, and teachers will arrive August 20.
- The auditorium will be completed the end of October. The building will be isolated from the rest of the site and contractors will start work after 3:30p. An unforeseen condition, a horsehair acoustical ceiling, had to be removed and delayed completion of this building.
- The project was delayed because of a protracted buyout negotiation.
- The GCCM process produced a shared contingency and the contractor owns some of the risk. The shared savings concept has been very successful.
- Absher has been excellent to work with and have hired excellent subs. Change order % (not counting the rock) is 6% which is excellent. Most historic renovations are about 13%.
- Comments:
 - Facilities gets caught by academic changes made in the middle of the construction phase. Central administrators are working on more collaboration between Facilities and Academics.
 - There are "beautification programs" in some private schools, where students are responsible for maintaining certain areas of the school and get graded for their efforts. This gives students part ownership of the building. Karin has information about a couple of these programs. The District has run into union problems when this has been tried.

Garfield, Steve Moore (Heery), BEX II

- The project is at the 50% mark. There are some coordination issues with HVAC.
- The Teen Life Center is a joint use with Parks.
- Comments:
 - A discussion took place about HVAC coordination issues and unforeseen conditions. In renovations it is usually too much equipment for the space. New 3-D drawing technologies should help to better visualize the spaces. These technologies will be used at Hale, Denny/Sealth, and South Shore.

South Lake HS, John McWilliams (DKA), BEX II

- The project is in early construction.
- Some coordination problems between DPD (Department of Planning and Design) and the architect have created some delays. The District is now paying for a person at DPD to be dedicated to District permitting. This person will coordinate master use permits. The District is also paying for a coordinator who will meet with architects and others.

South Shore K – 8 School, Martha Turnbull (DKA), BEX III

- The project is split into three phases, demo and site prep, construction, and steel.
- Demo and site prep: This contract has been approved and will start next week.
- Construction will start late March next year.
- Purchase steel and assign a fabricator. This bid goes out in September.
 - The idea is to have the steel ready to go when the contractor starts. These will be the major framing pieces that the architect has agreed won't change. The smaller connector pieces will be ordered later. This should help with cost and a very tight schedule.
 - The architect has liability if the steel doesn't fit and the District is responsible for delays in delivery.
 - Karin requests that Legal review the contract again to be sure the language is very clear about who assumes risk and that insurance aspects have been covered.

Hamilton, Michael Romero (Heery), BEX III

- The project is at 40% CDs (construction documents). The MUP permit (75% complete) will be issued in November, the project will bid in February, and construction will start in June 2008.
- The interim site will be Lincoln.
- There is a program reserve if bids are high. Reserve is \$10M, \$5M for escalation and \$5M for bidding overage.
- The City Council needs to approve the property swap for the 27' that the District has used for 40 years. Without a commitment from Parks by August 1 the 27' will be cut from the design and the District will move forward with the design. The 27' will become an alley.
- There are conflicting interests for use of ~~the Park~~ Wallingford Park, and some citizens want the Hamilton building to become a community center and the Hamilton program to move permanently to Lincoln. Lincoln is needed as an interim site, plus it is not appropriate for a middle school.
- The ground source heat pump will result in a re-grading of ~~the Park~~ Wallingford Park which would make it useable for more months and eliminate many tons of CO2 emissions.
- Appeals have been built into the project schedule.
- Comments:
 - John wants to be sure the budget numbers are current for escalation and high bids.

Ingraham, John McWilliams, (DKA), BEX III

- Integrus Architects has been selected.
- Street improvements will be needed at a cost of \$3M. This is a 20-acre site and the street improvement is for the perimeter and includes water lines, curbing, sidewalks, trees, storm sewers, etc.
- Comment:
 - The District should make visible how much money is spent on public utilities. Highlight the cost of construction as well as design and permitting. State matching funds are not available for this work.

Denny/Sealth, Robert Evans (Heery), BEX III

- Bassetti is the architect.
- The current Denny will be demolished and a new athletic facility created. Chief Sealth school and gym will be renovated. When Denny moves over it will have a separate gym. A galleria will run the length of the schools and will have a cafeteria accessed by each at separate ends.
- Meetings with the architect are underway to identify pre-existing conditions.
- Meetings are ongoing with both schools' staffs to arrive at a master layout. Some programs at Denny are already combined at Sealth.
- The MUP process is beginning. Sealth moves out in 2008. Sealth renovations should be done by then so that Denny can move in for the building of the new Denny.
- Major improvements at Sealth will be HVAC as well as carpets and new paint.
- It is hoped the state will approve this as a GCCM project.

Hale, Michael Romero (Heery), BEX III

- Hale is built on a peat bog at the low spot of a large drainage.
- BEX II already constructed a performing arts center which included street improvements.
- This project will include a major seismic retrofit and a new interior – finishes, doors, windows, better entry paths, a central corridor, and a relocation of the administrative area. Instructionally there are small academic groups which are not physically together. The entire TV/radio studio may be rebuilt.

PROJECT MANAGERS AT MEETINGS

- It was decided to have one project manager at each oversight committee meeting.

UPDATE ON A/E SELECTION FOR BEX III, DON

- Didn't get to it.

EXECUTIVE SESSION

- None scheduled.

FUTURE AGENDA ITEMS

- John wants a discussion on the use of GCCM.

NEXT AGENDA, AUGUST 10