

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, June 12, 2009
Stanford Center, Room 2750, 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
Kathy Johnson
Julie Krick
Bill Martin
Tom Redman
Paul Wozniak

Construction Management Staff

DKA

Karen Antush
Dan Brown
Chuck Clegern
Donald King
John McWilliams

Members Absent

John Palewicz

School Board Representative

Peter Maier

Visitor

Gary Sievert

Heery International

Robert Evans
Mike Finnegan
Ian Kell
Michael Romero
Wendy Waites

Update on State Audit and Garfield Claims, Ron English

- The consultant hired by the State Auditor's Office (SAO), Cotton and Company, will no longer be working on this audit and has turned over their work to the state auditor. The consultant used up all its hours.
- The audit is on hold and the SAO has not communicated a schedule for completion of the process. A preliminary report has to be issued and responded to and then a final report will be issued.
- The District has already started complying with the PFRs (Preliminary Findings Report) it concurred with.
- There has been no change in the Garfield claims situation.

Project updates; Don Gillmore, Mike Finnegan, Project Managers

Garfield, Mike Finnegan

- The project team has been working very hard to complete commissioning.

Hale, Ian Kell

- PowerPoint photos.
- Project 1: addition
 - The occupancy permit is expected in early August. Move-in will be more compressed because of this.
 - Furniture shows up August 10 and teacher move-in begins on the 18th.
 - The radio station is currently broadcasting from inside the school. They will be moved in and operational in the new space by August 31.
- Project 2: renovation
 - The demolition permit has been issued.
 - A Board motion will be introduced June 17 for action July 1 to modify the architect's contract for enhanced construction administration services for phase 2.
 - MACC (maximum allowable construction cost) negotiation has finished. The final negotiated MACC is equal to the original MACC. There was a slight amount of savings in the buy out and that has been applied to the fixed cost contingency.

Hamilton, Michael Romero

- PowerPoint photos.
- The project is moving fast.

- Landmarks approved the redesign of the gym. The design for the music rooms has been reviewed by a band instructor and an orchestra instructor.
- Neighborhood issues are mild and are construction related.
- Park work will be done in the spring so it will be ready for use next summer.
- There is a change of principal for next school year. Chris Carter is currently the principal at AAA (African American Academy).

South Shore, Dan Brown

- PowerPoint photos.
- Commissioning has begun. Balancing will begin when the corridors are finished.
- All utilities are done.
- Seventy percent (70%) of the change order contingency has been used.
- Lots of very successful partnering is going on to get the school ready on time.

Denny/Sealth, Robert Evans

- The MUP (master use permit) was issued May 28 and the grading permit has been issued. Time lost because of the MUP appeal is being addressed.
- PSE (Puget Sound Energy) has begun testing the boilers. Once it's assured they are running properly, they will be winterized until needed.
- A conifer tree was relocated on the site.
- Site work should be done by the end of July.
- MACC negotiation is ongoing. Bids will be complete the end of June. It is projected that the negotiated MACC will be below the original MACC. It is hoped that most of the alternates will be accepted. Some of the savings and allowances go back to the owner.
- Karin Nyrop requested that a tracking device be developed to determine if awarding the MACC at 90% CDs (construction documents) increases costs for the owner and how the costs are increased.

Ingraham, John McWilliams

- The indoor air quality remodel starts June 22. The project will be completed this summer for start-of-school September 9.

Addition:

- A SEPA (state environmental policy act) addendum letter was sent to DPD (Department of Planning and Design) yesterday. Of the five options, the one preferred by the reviewers was the compressed design on the west. This eliminates the courtyard and removes 29 trees (cedar and Doug fir) instead of 72. There is still an enclosed atrium space. The addition has been moved closer to the original building which means no living Madrona trees will be removed.
- An appealable MUP will be issued. It is hoped construction will start in September.
- The contractor is willing to extend the current bid.
- The street use permit is delayed because of the MUP delay. Now won't start until September.
- The District is discussing an extension of OSPI (Office of State Superintendent of Public Instruction) funding until September and hope to be successful.
- The appellants, school principal, and community will be updated.
- Send the BEX web site link to the Committee so they can review the SEPA material.

Comments on site tour to Hale, Hamilton, South Shore, Committee

- The tour was very helpful in understanding the designs.
- Continue to follow the completion of Hale and South Shore. There is a lot to be done, but it's definitely doable.

Approval of minutes from May 8 meeting

- The minutes were approved.

BEX Consultant proposal in the Daily Journal of Commerce (DJC)

- The current consultant contract is expiring. This RFP (request for proposal) is to continue this consultant position. Larry Matsuda is the incumbent.

BEX III levy planning briefing, Kathy Johnson

- Handouts: PowerPoint handout (not shown), Overarching Board Guidelines Board motion, Facilities Master Plan (FMP), completed BTA Projects, synthetic field replacement schedule, inventory summary by building condition, 2008 building condition, functional capacity and residence area projections, BTA III levy draft, completed BEX I and BEX II schools, BEX IV assumptions
- Kathy briefly reviewed the documents.
 - A preliminary review of costs has resulted in an estimate of between \$210M and \$250M for a levy that voters will pass. This is about half of what is wanted.
 - Responding to a query about why historic buildings aren't in BEX IV, Kathy reported that some of them are on very small sites that won't accommodate a new, larger building. Also, some of the historic buildings are in better condition than other non-historic buildings.
 - The Board is looking ahead to integrate BTA III with what is known about BEX IV.

Update of BEX III program review, Bill Martin

- Ed Peters reported that Board President DeBell had sent a letter to the Committee asking them to perform this review.
- Bill reviewed Board action reports coming up.
- Bill reported that an effort is being made to deal with potential claims and other problems as they come up. We are working on improving the following areas: the relationship between Maintenance and Capital, warranty work, standards for construction, different roles for the District Construction Engineers, and closeout procedures.
- For the next two meetings Ed Peters would like to focus on the status of readiness-to-open at Hale and South Shore. It was suggested to rotate project update reports with program review reports.

Next agenda

- Continue to update the status of opening for Hale and South Shore for the next two meetings.

Adjourn, 10:38a

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