

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, July 10, 2009
Stanford Center, Room 2750, 8:30a - 10:30a**

ATTENDANCE:

Members Present

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

Members Absent

Ed Schwartz
Craig Smith

District Staff

Earl Edwards
Ron English
Don Gillmore
Kathy Johnson
Julie Krick
Larry Matsuda
Tom Redman
Dan Schnabel
Fred Stephens
Martha Turnbull
Paul Wozniak

Construction Management Staff

DKA

Karen Antush
Chuck Clegern
Donald King
John McWilliams

Heery International

Robert Evans
Mike Finnegan
Ian Kell

School Board Representative

None

Visitor

Gary Sievert

Move Status, District Construction Engineers

Columbia (South Shore K-8), Martha Turnbull

- o The building is now ready for the new tenant. The move-in will begin on August 5.
- o There are move coordinators (hired seasonally) to assist with the packing and unpacking.
- o Staff is given extra-time hours to pack and unpack.

Nathan Hale, Earl Edwards

- o Move-out follows the phases of the construction project.
- o Right now the team is moving boxes and cleaning.
- o In the library the books are being packed in the order of the Dewey decimal system for quick shelving.
- o Teachers are quite pleased with the portables.

Ingraham, Dan Schnabel

- o Moving between rooms in the building is proceeding for the project to abate the floor.
- o The admin office was temporarily moved to the old math module.
- o Vans with surplus furniture are kept on site until they can be moved to the warehouse.
- o The move and other work is phased-in and proceeding through the building in a counter-clockwise direction – moving, abatement, painting, flooring, etc.
- o The north and south doors are unlocked and are monitored for unauthorized access.
- o The contractor has security on site with District security to protect the site.
- o In August the move-in will start.

Approval of minutes from June 12 meeting

- o The minutes were approved.

Project updates; Don Gillmore, Mike Finnegan, Project Managers

Hale, Ian Kell

o Project 1

- The library and art classrooms are being painted.

- On Monday staff from the radio station will begin wiring the new space.
- City Light will start permanent power next week.
- A major coordination meeting of all the components of the project was held last week.
- Project 2 – main GCCM project.
 - Notice to proceed was received this week.
 - The D-10 was received. This gives permission to sign the MACC (maximum allowable construction cost). The School Board has approved the contract.
 - The first-phase demolition permit was received. Permit for main building will be received shortly.

Hamilton, Mike Finnegan

- Contractor is proceeding on schedule and making significant progress.
- Steel will be erected next month for the gym.
- A change order has been issued to build a trench to reroute a stream around the building.
- The project is at the half-way point.

South Shore, Mike Finnegan

- The inspection criteria are more stringent for pre-K classrooms and childcare space. DSHS (Department of Social and Health Services) usually always makes several inspections before they sign off. The City and State also inspect. A TCO (temporary certificate of occupancy) can't be issued until after these inspections.
- Admin staff moves in the first week of August. The TCO is not needed for this.
- The target is to have the HVAC system balanced and working by mid-August. Have to wait until heating season to fully commission the system.
- Many trades have been doubled.
- The building will be done on time and ready for students.
- The Committee suggests accelerating the HVAC system as much as possible to get everything done by opening. Once the building opens it is very difficult to finish.

Denny/Sealth, Robert Evans

- Both of the building permits have been received.
- Geopiers are being installed at an average depth of 18 feet.
- Concrete will be on site the end of July.
- The boiler system will be commissioned the end of August and then will be mothballed.
- Scheduled trees were removed. An arborist was on-site during this process.
- The road will be put in by mid-August. JV Contractors will then be done and all work will be done by Absher.
- The team is prepared to accelerate in order to get Chief Sealth ready by the fall of 2010. The Galleria may not be completely finished. It will be determined which of the rooms Sealth will need in order to open.

Ingraham, John McWilliams

- The indoor air quality project has started.
- Surplus furniture is being moved out.
- The fire marshal issued an order to cut the grass because of potential fire danger.
- The new plan provides a more useful space in the courtyard, but it does eliminate an outside view for five westerly classrooms. Natural light is provided by skylights in the corridor. The classrooms no longer have operable windows.
- A discussion took place about getting more natural light into these classrooms. There will be distractions in the corridor and the concern is that classroom blinds

might be closed to subdue distractions. There are shear blinds that let light in and are not see-through.

- MUP (master use permit) publication has been delayed to next Thursday. It might be October 1, after the appeal period, when the MUP is issued.
- Ron English met with the appellants. Their position has not changed. They want the addition moved to the north end of the site to save the grove of trees.
- A discussion took place of various options for re-siting the project. Even though six trees would be removed in the north option, the appellants would agree to this because it doesn't affect the grove. However, the north option is not the best choice academically.
- The construction bid has been extended to September 15. If construction is delayed until 2010, the project would probably have to be rebid.

Garfield, Mike Finnegan

- The electrical and data punch is almost done.
- Commissioning is still a concern.
- The last change order has been negotiated.
- There has been no change in the claims status.

South Lake, Mike Finnegan

- A fan in a heat pump had to be replaced in the childcare area to complete commissioning.

Next agenda

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

Adjourn, 10:15a