

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, August 14, 2009
Stanford Center, Room 2750, 8:30a - 10:30a**

ATTENDANCE:	<u>District Staff</u>	<u>Construction Management Staff</u>
<u>Members Present</u>	Ron English	<u>DKA</u>
Freeman Fong	Don Gillmore	Karen Antush
Steve Goldblatt	Kathy Johnson	Donald King
Karin Nyrop, Acting Chair	Julie Krick	
John Palewicz	Bill Martin	<u>Heery International</u>
Ed Schwartz	Denise McElhinney	Mike Finnegan
	Jim Ratchford	Wendy Waites
<u>Members Absent</u>	Fred Stephens	
Ed Peters, Chair	Paul Wozniak	<u>Visitor</u>
Craig Smith		None
Pete Wall	<u>School Board Representative</u>	
	Peter Maier	

Project updates on readiness to open, Mike Finnegan, Donald King

Nathan Hale, Donald King

- PROJECT 1B
 - This phase is on schedule to open on time.
 - The radio station will be online soon.
- PROJECT B
 - All permits are issued.
 - Several bid packages were rewritten and marketed again because of high bids received initially.
 - A discussion took place about the ownership of rebids. This is the contractor's decision.
 - There is still a possibility of a green roof at Hale. A discussion took place on the cost savings and efficiencies of a green roof. The plant material used would be a succulent system that has been perfected in Germany.
- HALE GREENHOUSE ON J. ADDAMS SITE
 - The City will not be demolishing the old greenhouse until next spring. The new greenhouse will be ready. There will not be an interruption in the greenhouse program.
- WATER DAMAGE, BILL MARTIN
 - Bill briefed the Committee on the water damage at Hale caused by the collapse of the roof. The plan to move forward has been accepted by the City and State inspectors. Special attention is being made to prevent mold.
 - Communication has been ongoing with the neighborhood and community. All efforts will be made to keep the students on-site.
 - All the insurance carriers have been notified.
 - The interior of this part of the building will be demolished in about six months.
 - Director Maier reminded the Committee that there are special needs students who are medically fragile. A communications plan will be worked out so that notice can be given to all concerned as decisions are made.

Ingraham, Donald King

- THE IAQ PROJECT is on schedule.
 - Substantial completion is August 24 and teachers will return August 31.
- INGRAHAM MUP
 - The revised MUP was issued yesterday. A summary analysis was distributed. The appellants can appeal. They have stated they want to take this to Superior Court.

South Shore K-8, Mike Finnegan

- Temporary Certificate of Occupancy (TCO) is expected next week.
- Fire alarms continue to be tested. Furniture continues to be moved in.
- The admin staff has been in for a week.
- Recognition is deserved for the project team in identifying a problem and then effectively managing the project to get it done on time. Graham, the contractor, has done a great job.

Other Issues

- Hamilton is going very well. They are even slightly ahead of schedule.
- Director Maier wonders if there is a system in place to reward the good contractors. Past performance can be taken into account in GCCM selection, but not in a low-bid environment.
- Bill Martin reviewed two items that will be discussed at the Board Operations Committee meeting August 20, namely Ingraham A/E fee increase and Denny/Sealth A/E fee increase. The items in each of these fee increases are not related, they are all distinct from one another. This relates to an audit finding about splitting up of related items. There is no cumulative-increase rule in the Board policy.

Approval of minutes from July 10 meeting, Ed Peters

- The minutes were approved.

Update of BTA III levy planning, Kathy Johnson

- Kathy reviewed the handouts: BTA III Prioritization Process, Board Guidance and Principles for BTA III Levy Planning, and BTA III Levy Planning by Category
- Technology projects were briefly reviewed by Jim Ratchford.
- Comments and discussion items:
- Artificial turf and lighting: Lighting the fields for evening use generates more rentals for the District and for Parks.
- Green projects would apply to twenty-year buildings needing new roofs and new heat pumps.
- Director Maier is interested in the Committee reaction to the “green” projects from a construction point of view. Committee comment: Be more specific than “green”, i.e. energy efficient roof, saving money, sustainable, upgrades of systems, reducing carbon footprint, etc.

Program Review/lessons learned, Bill Martin, 10:20a

- Bill reviewed the handout:
- Committee involvement is requested for the following topics: closeout, signature/approvals, DPD (Department of Planning and Development) relationship, Enterprise Project Management Tool, and the School Design Team process.

Agenda

- Move the Program review/lessons learned item to the front of the agenda.
- Continue to update the status of opening for Hale, Ingraham, and South Shore

Adjourn, 10:40a

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