

## **BEX/BTA Capital Programs Oversight Committee**

September 14, 2018, 8:30 – 10:30 a.m.

Conference Room 2750, John Stanford Center

2445 3<sup>rd</sup> Avenue South, Seattle, WA 98134

### **Minutes**

#### **Call to Order (Steve Goldblatt)**

1. Steve Goldblatt called the meeting to order at 8:30 a.m.
2. Roll Call:
  - a. Committee Members Present: Steve Goldblatt, Freeman Fong, Rob Stephens, Steve Tatge, Daniel Williams
  - b. Committee Members Absent: Duncan Griffin
  - c. Board Attendees Present: Eden Mack, Jill Geary
  - d. Staff Present: Richard Best, Melissa Coan, Eric Becker, Lucy Morello, Becky Asencio, Jen Lincoln
3. Committee members unanimously accepted the proposed agenda.
4. Committee members were unable to approve the May 11, 2018 and June 8, 2018 meeting minutes to the lack of a quorum of the members present.
5. Steve Goldblatt asked committee members to introduce themselves. Guests introduced themselves.

#### **Budget Update (Melissa Coan/Richard Best)**

1. Melissa Coan reviewed the BEX IV Program Cost Summary (Financial Activity through July 31, 2018) and the BEX IV Budget Transfer/Changes Log.
2. Melissa Coan highlighted a Board-approved budget transfer in June 2018 for the Queen Anne Elementary School project and the Daniel Bagley Elementary School project.
3. Richard Best reported that two requests for equitable adjustments the district had received were satisfactorily resolved and approved by the Board of Directors.
4. Richard Best noted that two major projects remain to be bid (Wing Luke – Phase II Building and Daniel Bagley Elementary School). He indicated that there are four projects currently under construction.
5. Steve Tatge inquired into the mechanism for the successful resolution of the Wilson Pacific claim. Best explained that the District had reached a mediated settlement agreement with Lydig/Elcon that the Board of Directors approved July 2018.
6. Rob Stephenson asked about the significant budget remaining for smaller projects, such as roofs, seismic modifications, and technology. Coan explained that this is intentional, as this type of work takes place after the major projects are completed.
7. Rob Stephenson asked if these were summer projects with no relocation. Best confirmed that the projects occur during the summer, when school is out of session, and some projects because of their size may span two summers.
8. Director Mack asked how the Distressed School Grant projects in the amount of \$250K or more are accepted by the Board. Best explained that there are numerous approvals for each project during design and construction phases, but not a formalized acceptance of the grant itself. He

questioned if the Board desires to establish that practice. Director Mack agreed to continue this discussion off-line.

9. Melissa Coan reviewed the BTA IV Budget Summary (through July 31, 2018). She noted that Capital Projects anticipates spending 100% of this budget. She highlighted that the OSPI Distressed School funding was separated from the rest of the funds.
10. Steve Goldblatt asked if there were any outliers. Coan confirmed that there were not.
11. Richard Best provided the highlights of the BTA IV Projects. EC Hughes has opened. Magnolia and Ingraham are under construction. Webster goes to bid in the spring of 2019.
12. Richard Best reported one claim against the Magnolia project had been submitted by FORMA /Queen City Roofing that staff are currently trying to resolve.
13. Melissa Coan noted that next month's Budget Update will capture "other" projects on a line item basis.
14. Steve Tatge asked about budget forecasting and the plan for underspent funds. Best explained that until all the projects are completed that were identified in either BEX IV or BTA IV capital levies underspent dollars will remain with the capital program.
15. Rob Stephenson noted that underspent BTA III funds were allocated to start BEX IV promptly. Could the same process apply to BEX V? Best confirmed that this was possible.
16. Daniel Williams asked about estimations for escalation. Best replied that they are currently utilizing 6% for 2018, 5% for 2019 and 4% thereafter. Escalation calculations are based upon on Rider, Levett, Bucknall's projection calculations.

#### **Project Status Reports (Richard Best)**

1. Richard Best presented the BEX IV and BTA IV Capital Levies projects under construction.
2. Steve Goldblatt inquired into the district's protocol for signage. Best replied that while signs are present at projects, he would need to follow up on the protocol.
3. Richard Best reported the challenge of replacing windows at Lincoln High School. Lydig Construction is estimating they can install ten windows per day.
4. Director Mack asked about the wood flooring coming out of Queen Anne. Best replied that the general contractor determines what happens to the wood flooring. He noted that sustainability efforts are included in all District projects based upon OSPI's Washington State Sustainability Program.
5. Richard Best reported that Phase Demolition activities have started at Wing Luke Elementary School
6. Richard Best concluded his presentation noting that all projects under construction have been impacted by the strike of the Operators Union 302 and staff are currently assessing impact and working with respective contractors to ascertain project delay.

#### **Start of School Summary (Richard Best)**

1. Richard Best presented the newly opened schools for 2018-19, highlighting the work completed at each site.

2. Director Mack asked if seismic upgrades include technology. Lucy Morello explained that while the funding is for seismic improvements, the work can have a positive impact on both building finishes and existing utilities. She noted that finishes are refreshed, and surface mounted utilities placed behind the new structure when the seismic work is completed.
3. Richard Best noted that Flip Herndon is clarifying with the legislators how the \$500K in OSPI Distressed School Funds for Eckstein Middle School can be spent. He indicated that the school desires to purchase new furniture.

### **BEX V Preparations (Richard Best)**

1. Richard Best directed committee to the master list of potential projects for BEX V and provided an update on the work of the Facilities Master Plan Task Force.
2. Richard Best noted upcoming BEX V meetings, including a Board Work Session on September 26, 2018, which will focus on refining the list and considering a potential levy rate, as well as community meetings in September.
3. Richard Best reminded the committee of Policy 6901 and the Board Guiding Principles for the levy. He presented the categories funded by the levy and the funds that staff are requesting for each of the priority projects.
4. Richard Best clarified for the committee that capacity refers to expanding existing facilities to house more students. It does not only mean adding portables.
5. Daniel Williams asserted the need to eliminate portables. Director Mack explained that the district currently has 296 portables and would require ten additional buildings to house those students. She added that state-funding for Seattle Public Schools is insufficient to the needs of the district and rules out immediate elimination of portables. She noted that the Board is prioritizing eliminating portables, but it will be a gradual process.
6. Rob Stephenson asked how many additional students would be served by BEX V. Rebecca Asencio explained that we have the number by region and still need to sum it to a total for the district.
7. Freeman Fong asked if the district will still be installing field lights. Best explained that the High School bell time changes mean that co-curricular programs will practice later in the day and required use of field lights.
8. Daniel Williams inquired into the district's carbon footprint. If \$7.8M are allocated to lighting, where will the district save energy in schools? Best clarified that of the \$7.8M, only \$2.3M is for field lights. He explained that field lights are now LED dramatically reducing energy consumption.
9. Daniel Williams asked if any funds will be made available for solar project at select schools. Williams asked if the budget priorities summary could be employed to calculate energy savings for different projects. Mike McBee confirmed that is possible.
10. Rob Stephenson asked about funding to complement the levy. Best replied that State Construction Assistance Program (SCAP) dollars have been considered in the funding calculations. He noted that it is not significant and highlighted the BEX IV levy has almost \$900M in revenue, and the state SCAP funding is slightly greater than \$30M.
11. Richard Best spoke to the Board's overarching principle of equity. Director Geary addressed the tension between projects, such that affluent areas see overcapacity in their schools, and less

affluent areas see poor building conditions. She added that a new school in a less affluent region might bring more students, but will it also exacerbate gentrification and push some families out of their communities.

12. Director Geary suggested focusing on middle schools differently, noting most are in poor condition and programmatically it's when kids start towards dropping out. She indicated that middle schools have the opportunity to address capacity concerns for both K-5 and 9-12 grade bands if thoughtfully designed to allow this level of flexibility.
13. Richard Best reported that the Board is trying to keep levy dollar amount per thousand at the same rate as the current levy. He reminded the committee of the upcoming Board work session on September 26, 2018. At that meeting, the Board will hopefully reach consensus on both a levy rate and project list.

#### **Meeting Re-Cap and Next Meetings Agenda Items (Steve Goldblatt)**

1. The next meeting will be on Friday, October 5, 2018, at 8:30am.
2. Agenda will include:
  - a. Committee Recruitment plan
  - b. Report on Board decisions at September 26<sup>th</sup> Work Session

#### **Adjournment**

The meeting adjourned at 10:30 a.m.