



BEX/BTA Capital Programs Oversight Committee

April 12, 2019 8:30 – 10:30 a.m.

Conference Room 2750, John Stanford Center

2445 3rd Avenue South, Seattle, WA 98134

Minutes

Call to Order (Steve Goldblatt)

1. Steve called the meeting to order at 8:30.
2. Guests introduced themselves around the room.
3. Roll Call:
 - a. Committee Members Present: Steve Goldblatt, Freeman Fong, Warren Johnson, Sherry Edquid, Duncan Griffin, Kyle Wang, Janet Donelson
 - b. Committee Members Absent: Jon Palewicz, Rob Stephenson, Steve Tatge, Director Geary, Director Mack
 - c. Staff Present: Fred Podesta, Richard Best, Eric Becker, Becky Asencio, Jen Lincoln
4. Approval of Agenda – Steve Goldblatt confirmed that the discussion of GC/CM Agency Certification and Community Workforce Agreements would occur at the May meeting, when John Palewicz was expected to be present. The agenda was accepted as stated.
5. Approval of Minutes from March 8, 2019 – Duncan Griffin made a motion to accept the minutes, Sherry Edquid seconded and the minutes were accepted unanimously.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan referred to BEX IV Program Cost Summary
 - a. She reviewed the project expenditures for the major projects.
 - b. She reviewed the project expenditures for the other facilities projects
 - c. She highlighted charges credited back to the program from insurance and utilities.
 - d. The budget is in the black.
 - e. Ms. Coan conveyed that the program includes dollars earmarked for a downtown school. Only 19% of the funds have been spent at this time, on small studies and a consultant.
 - a. Richard Best noted that a budget transfer from the BEX IV Program Contingency would be required in the amount of \$595,376 to complete the priority 1 seismic improvements at Sand Point and Laurelhurst elementary schools. Mr. Best also informed the committee that the View Ridge Seismic project will need a budget transfer in the amount of \$390,113 from BEX IV Underspend Fund to finance the project.
 - f. Sherry Edquid commented that the typical placement of Aiphones is not accessible to smaller children and individuals with disabilities.
2. Melissa Coan referred to BTA IV Program Cost Summary
 - a. The budget is in the black.
 - b. Richard Best noted that a budget transfer from the BTA IV Program Reserve would be required in the amount of \$2.1 M for the Webster project. He noted that BNBuilders



had rebid most of the bid packages. The project currently remains overbudget. Costs substantially higher than anticipated include the structures bid package, metal stud erection and gypsum wallboard bid package and the electrical bid package.

- c. Richard Best addressed the process by which the program's underspend could be accessed. He emphasized that the commitments to the voters is the District's primary responsibility and that he emphasizes to all that funds are not available until the levy program's projects are confirmed complete. He noted that the levy language includes language as to how the funds underspend dollars may be spent.
- d. Mr. Best acknowledged the work of long-time employee Allen Mardock. Mr. Mardock had resigned to take a similar position with the Clark County School District in Las Vegas, Nevada.

Project Status Reports (Richard Best)

2. Richard Best referred to the BEX IV Status Report, highlighting projects with notable delays or other changes to their status.
 - a. Mr. Best reported that he continues to monitor progress at Lincoln High School and is satisfied that they have a path to achieving Substantial Completion per the contract milestone.
 - b. Mr. Best explained that the red boxes on the status reports indicated that the completed projects, Horace Mann, Cedar Park, Hazel Wolf K-8 and Seattle World School at T.T. Minor had finished slightly overbudget.
 - c. Mr. Best also highlighted the Wing Luke project schedule, noting it would open three months late as the initial Phase 2 bid was substantially overbudget. The school will determine if it moves during the District's winter break or the following summer.
 - d. Mr. Best reported that three seismic improvement projects Beacon Hill, Maple, Whitworth Orca K-8, which went to bid as one package, did not receive any bids. The Capital Projects team will analyze this project to identify why there were no bids.
3. BTA IV
 - a. Mr. Best informed the committee that the Magnolia Elementary School and Ingraham High School projects are nearing completion. He noted that Magnolia Elementary School Modernization and Addition project should achieve Substantial Completion late May or early June 2019 and Ingraham High School Classroom Addition project either late July or early August 2019.

Community Workforce Agreements Board Work Session (Fred Podesta)

1. Fred Podesta reminded the committee that the Board Work Session on Community Workforce Agreements (CWA) was held on Wednesday, April 3, 2019. It was led by Director DeWolf as an opportunity to learn more about their interest in CWA and Public Labor Agreements (PLA) from the leads at local agencies employing these agreements.
2. Mr. Podesta reported that the Board's policy interest in CWAs and PLAs relates to supporting SPS students entering construction trades. Currently, there is some language in SPS contracts to facilitate that process, however it has been difficult to implement.



3. The Board also expressed interest in racial and social equity in the trades to reflect that of the SPS community.
4. Mr. Podesta conveyed that while the next steps in this work have not been articulated, the Board did establish some guiding principles for a potential charter of a taskforce on this subject.
5. Mr. Podesta noted that Director DeWolf has been driving the Board's learning about CWA and PLA, however he has just announced this candidacy for Seattle City Council. It is not clear how his candidacy will affect his availability.
6. Mr. Podesta concluded that the matter remains with the Board. He is willing to discuss it further when the committee's Board members are available to participate in the conversation.
7. Mr. Podesta confirmed that the City's objective for CWAs, of increasing representation on job sites, was different than the district's goal of students entering the workforce.
8. Mr. Best highlighted the success of SPS senior project managers working with contractors to employ apprentices. For example, the district's apprenticeship utilization was 25% with contractors Skanska and Lincoln on projects opened in 2018. The state mandate is 15% for projects over \$1M. He confirmed that the Capital Projects team monitors apprenticeship utilization.

Status of PM/CM Consulting Solicitation (Richard Best)

1. This discussion was requested by committee chair John Palewicz and will resume at the May meeting so that he can participate.
2. Mr. Best referred to the BEX V Implementation Plan and conveyed that Capital Projects was pursuing Construction Management (CM) firms for all the major projects at secondary schools, with further consideration for engaging them on elementary school projects.
3. He confirmed that the committee will receive a written staffing plan of the Capital Projects team for the BEX V Capital levy, when it is finalized.
4. Mr. Best conveyed that the Board is eager to see the project schedule reduced for Rainier Beach High School. He indicated staff's intention to address this thoughtfully, with attention to the multiple factors such as: keeping students on site, analyzing the site complexities, and the aspirations of the district's new strategic plan. He indicated that having a CM firm onboard will be especially helpful for the schedule analysis.

BEX V Capital Levy Implementation Plan (Richard Best)

1. Richard Best resumed the presentation of the BEX V Implementation Plan at slide 24.
2. He explained that, according to the current plan for projects at Kimball Elementary School and Mercer Middle School, students entering the Kimball program in fourth grade would attend the school at the Original Van Asselt interim site for four years. This is because Kimball feeds into Mercer and the Mercer program will also use OVA as its interim site. He raised the question of implementing a boundary change for Mercer during this time period. The surrounding Middle Schools are below capacity while today, Mercer is a school of 1200 students. He indicated that it has the most attendance elementary schools feeding into it. A boundary shift in this region could balance the populations at the middle schools. While this makes sense academically, it does pose an impact on families.



3. Freeman Fong inquired about why Mercer is so desirable. Mr. Best replied with the school's strengths, including its legacy, dynamic principal, international programs, and international feeder schools. Becky Asencio added that staff are studying the Middle School's education specification to better understand what makes Mercer special and how to enhance other middle schools' academic programs.
4. Mr. Best reported that elementary school principals have requested revisions to the sequencing of those projects. However, this produces cash flow issues.
5. Mr. Best did not deliver the technology portion of the presentation, as he is not the subject matter expert. Steve Goldblatt recommended that committee members review it on their own. The presentation is available on the SPS website.
6. Mr. Best referred to the Draft Cash Flow document and explained the process for determining the escalation rate. The district engaged cost estimator firm Rider Leavitt Bucknell, who recommended an escalation rate of 4% annually.
7. The Portables Management Plan will be presented to the committee at the May meeting.
8. Steve Goldblatt inquired about the district's process for applying for CPARB Agency Certification. Mr. Best explained that this topic will be on the committee's agenda in May 2019, when Directors Geary and Mack are expected to attend. He conveyed that Director Geary values having a third party review the district's projects and approve them for alternative public works construction. Janet Donelson commented that the process of applying for agency certification validates the internal procedures, personnel, and history of the organization. The process can potentially elevate the perception of the staff and the quality of their work. Mr. Podesta suggested that the committee make a recommendation to the Board on this matter and related issues.
9. Duncan Griffin suggested that with the new BEX V program the district might raise a new aspiration to achieve carbon zero school buildings.

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

1. The next meeting will be on May 17, 2019.

Adjournment

The meeting adjourned at 10:28