



BEX/BTA Capital Programs Oversight Committee

December 13, 2019, 8:30 – 10:30 a.m.

Conference Room 2750, John Stanford Center

2445 3rd Avenue South, Seattle, WA 98134

Minutes

Call to Order (John Palewicz)

1. John Palewicz called the meeting to order at 8:33 a.m.
2. Roll Call:
 - a. Committee Members Present: John Palewicz, Steve Goldblatt, Rob Stephenson, Sherry Edquid, Duncan Griffin, Janet Donelson, Warren Johnson, Kyle Wang, Freeman Fong, Daniel Williams
 - b. Committee Members Absent: Steve Tatge
 - c. Board Attendees Present: Director Mack
 - d. Staff Present: Richard Best, Fred Podesta, Eric Becker, Becky Asencio, Jeanette Imanishi, Melissa Coan
3. Approval of Agenda – Janet Donelson made a motion to accept the agenda. Steve Goldblatt seconded. The motion passed unanimously.
4. Approval of Minutes from November 8, 2019 – Steve Goldblatt made a motion to accept the minutes. Freeman Fong seconded. The motion passed unanimously.

Budget Update (Melissa Coan/Richard Best)

- 1) Melissa Coan reviewed the Program Cost Summary for BEX IV through September 30, 2019.
 - a) She reminded the Committee that this is the final year to receive levy collections for this program. The district anticipates \$53M will be received in November 2019.
 - i) She referred to the active projects at Wing Luke and Daniel Bagley Elementary Schools. There were no budget transfers to report for those projects.
 - ii) She reported that two of the Program's projects, Hazel Wolf and Cedar Park, were overspent. Transfers are pending for those costs.
 - b) Ms. Coan relayed that only .5% of the levy was deemed uncollectable.
 - c) Ms. Coan explained the process for "seed dollars," such that funds from the current levy program are applied to front-fund the new levy program. When the new levy collection is received, then funds are reimbursed to the prior levy. The one exception to this process occurs when the existing levy program was underspent. In that case, funds are not transferred back.
 - d) Ms. Coan referred to the State Construction Assistance Program (SCAP). At the time of this report, SCAP had not been billed for Lincoln High School. SCAP dollars are received and applied in the final year of a construction project.
 - e) Director Mack inquired about the status and plans for the underspend, which was noted as \$10M.
 - i) Ms. Coan clarified that the underspend is an estimate at this stage in the program. While there are projects still in progress additional savings could still be realized.
 - ii) Mr. Best clarified that the underspend is currently \$649K, not \$10M.



- iii) He explained that underspend dollars are fenced for BEX IV projects. At the conclusion of the BEX IV program, then staff will present additional projects to the Board for review and approval to use any underspend.
 - f) Duncan Griffin inquired about the status of plans for a downtown school. Chief Operations Officer Fred Podesta reported that the conversations are ongoing. Mr. Best reported that BEX V does not include funds for a downtown school. He added that staff continue to work with a study about potential sites. To date a site has not been identified.
- 2) Ms. Coan reviewed the Program Cost Summary for BTA IV through September 30, 2019.
- a) She reported that \$200M had been collected to date. Funds are scheduled to be collected for another three years. Uncollectables will be held at 1% until the end of the program.
 - b) Ms. Coan conveyed that 54% of the levy had been spent and there were no variances to report.
 - c) Mr. Best highlighted some of the key features of this program, to date.
 - i) Technology was a significant part of the BTA IV program.
 - ii) He confirmed that the projects in this program are on schedule in terms of time and funds.
 - iii) The roofing projects are all complete. Roofing is typically performed early in a levy program. This program saw \$926K saved in the roofing projects.
 - iv) EC Hughes ES opened in 2018 within budget.
 - v) Magnolia ES and Ingraham HS Classroom Addition opened in 2019. Phase II of the Magnolia ES project is in progress and is anticipated to be over budget.
 - d) Ms. Coan informed the Committee that the January 2020 report will include a quarterly update on the status of the additional smaller projects.

Project Status Reports (Richard Best & Senior Project Managers)

- 1) BEX IV Capital Levy
- a) Mr. Best reported that Board Final Acceptance for Arbor Heights ES and Jane Addams MS were approved by the School Board at the December 11, 2019 meeting.
 - b) Senior Project Manager Eric Becker conveyed the status of the Wilson Pacific Projects
 - i) Cascadia ES, Robert Eagle Staff MS and Licton Springs K-8 are currently being closed out.
 - ii) Robert Eagle Staff MS was extended for the installation of synthetic turf and field lighting poles.
 - c) Mr. Becker noted that at Loyal Heights ES staff have identified an issue with the finish on the concrete stair treads that is being addressed, per the request of the school.
 - d) Mr. Becker reported that close out of the Queen Anne and Ingraham High School projects were still in progress.
 - e) Senior Project Manager Mike Skutack reported on the status of the Lincoln High School project.
 - i) The team was 90% through the punch-list, with the remaining 10% scheduled for the holiday break.
 - ii) Building commissioning was in progress.
 - iii) Close-out was planned for spring of 2020.
 - f) Mr. Skutack reported on the status of the Wing Luke noting the project is 6 months into an 18-month construction schedule, addressing three areas of the site. It is currently on schedule. Substantial completion of the project is planned for November 2020. He concluded noting the school is scheduled to open in fall 2021, so as not to impact the 2020 school year.



- i) Mr. Skutack reminded the Committee that the project was postponed due to challenges with the bid process, therefore the opening was moved out to fall 2021.
 - g) Mr. Becker reported on the status of the Daniel Bagley project.
 - i) Construction is 40% complete.
 - ii) Occupation is scheduled for fall 2020.
 - h) Mr. Skutack reported on the status of the Decatur project.
 - i) Decatur was an existing facility that received upgrades via district staff.
 - ii) It opened in fall 2017.
 - iii) The annex at this site was demolished summer 2019.
 - i) Senior Project Manager Jeanette Imanishi reported on the status of the smaller BEX IV projects.
 - i) The projects at Beacon Hill, Maple, Whitworth-Orca will be rebid in January and February 2020 as they did not receive any bids in 2019.
 - ii) She conveyed that Phase I of the Eckstein MS seismic improvement project is closed out. Phase II was for additional seismic work. Work on the Eckstein science classrooms will be bundled to limit impact on the school.
 - iii) Steve Goldblatt inquired about the option of Job Order Contracting (JOC) for smaller projects. Mr. Best reported that conversations are in progress and it is under consideration for summer 2021 projects. The Committee was not clear about whether PRC approval was necessary for JOC. Warren Johnson added that a contact person would be required to manage the JOC process and acquire a JOC number. He referred to RCW 3910-420.
 - j) Sherry Edquid questioned the status of Nutrition Services expenditures.
 - i) Mr. Best reported that the new director and chef were on board. Capital Projects staff are collaborating with that team to replace food service equipment.
 - ii) Duncan Griffin asked if the district will be moving from gas to electric cooking, in relation to reducing the carbon footprint. Mr. Podesta reported that the district does not have an infrastructure commitment to gas cooking.
 - iii) Ms. Edquid followed up to ask about cyclical replacement of aging equipment. Mr. Podesta reported that the district does not currently have a schedule for equipment replacement in Nutrition Services nor the fleet of vehicles.
 - iv) Ms. Edquid inquired about funding for critical items when failure is reached. Director of Facilities Frank Griffin noted that replacements are planned into the levies, as much as possible, with additional funding coming from the MEP budget in Facilities.
 - k) Daniel Williams asked about the district's policy for bringing schools back online after a natural disaster. Mr. Griffin reported that Facilities is currently working on that project with Safety and Security. He added that generators exist at "hub" sites for the Department of Technology Services and the Central Kitchen, but not other locations. fall
- 2) BTA IV Capital Levy
- a) Mr. Becker reported on the status of the Webster project.
 - i) The work is 40% complete and due to be occupied 2020.
 - ii) It is a General Construction/Construction Management (GC/CM) project of a landmarked site.
 - iii) Mr. Best highlighted a landmarks issue with the cornice. During demolition, the wood framing was discovered to be substantially deteriorated. Current estimates for repairing this



feature significantly affect the project's budget. Staff are working with the Landmarks Board to identify a solution.

- iv) Daniel Williams reiterated an interest in adding a landmark contact to the Committee.

Student and Community Workforce Agreements (SCWA) Task Force (Fred Podesta)

- 1) Mr. Podesta reported that the task force was impaneled and met in four formal meetings plus one optional meeting.
- 2) The group has been grounded in the goals and philosophy of the district's new strategic plan.
- 3) Agenda items have included the types of workforce agreements, the district's goals for potential agreements, and the benefits of these agreements.
- 4) Future topics include engaging students with the trades and a meeting with the Student Advisory Board.
- 5) In January and February, the Task Force will discuss potential recommendations to the Board in terms of whether workforce agreements make sense for the District and, if so, under what conditions. The Task Force will also address how agreements would be managed administratively within the District. Recommendations are anticipated in late February or early March 2020.
- 6) Mr. Podesta noted that the Task Force had touched on potential costs, to the District, of workforce agreements. Staff are following up on the matter, outside of task force meetings, and will report back.
- 7) Director Mack recommended that the Task Force's recommendations be provided to the BEX/BTA Oversight Committee, especially regarding the financial impact to project budgets within existing levy programs. She added that the Oversight Committee might then provide its feedback to the Board. Mr. Podesta clarified that he anticipates the Task Force recommendations will be high level, such as highlighting items for additional analysis, and not citing specific dollar amounts.

BEX V Levy Update (Richard Best)

- 1) Mr. Best reported on the Board Work Session on BEX V, which was held on December 4, 2019, at Lincoln High School. He highlighted educating the new Board Directors about the planning that informed BEX V. He also relayed the goals, objectives, and schedules of BEX V projects to the Board.
- 2) Mr. Best also reported on two meetings, hosted by Capital Projects on December 10 and December 11, focused on the needs of students experiencing homelessness.
 - a) The meeting on December 10 included partners like Mary's Place, McKinney Vento, and Solid Ground to solicit their input into the Educational Specifications to further facilitate the success of students experiencing homelessness.
 - b) He identified Northgate, Leschi, and Lowell as Seattle Public Schools sites with high populations of students without homes, and he acknowledged that all schools include some homeless students.
 - c) He confirmed that Capital Projects is considering how to address student needs in the short and long term, at existing schools and planning for new schools, like Northgate.
 - d) Mr. Best highlighted an insight delivered by Tasha Lightning, that providers for this population typically start with the social-emotional needs of students, rather than physical needs. Homeless students prioritize physical needs. This perspective shifts the focus of designing appropriate supports for the students and helps to identify where Capital Projects can be effective.



- e) Mr. Best indicated that a summary of this meeting will be provided to the School Board.
- f) The meeting on December 11 included architects to support their learning and cooperation with meeting student needs.
- g) John Palewicz requested that the summary be shared with the Oversight Committee.

Natural Conservation and Green Resolution (Richard Best)

- 1) Richard Best recognized the sustainability strengths in the BEX IV buildings and identified significant learning from those projects to help strategize future work.
 - a) Manner of data collection needs to be established in advance e.g. plug load, heating and lighting loads.
 - b) In addition to energy use, the District is reviewing goals surrounding carbon sequestration.
 - c) He reported that the district will hire a consultant to address incorporating BEX IV learning into BEX V projects.
 - d) Duncan Griffin recommended collecting data on air quality, carbon dioxide, and solar panels per building. He also suggested accounting for energy use, starting with the design process.
 - e) Rob Stephenson recommended that BEX V projects be more aggressive, starting with design, regarding issues like placement of solar panels on the roof and when to place them.
 - f) Mr. Best indicated that Capital Projects needs help with how to organize the available data and interpret it regarding where to target energy conservation.
 - g) He confirmed that designers are provided both qualitative and quantitative guidelines about energy conservation, in the Project Specific Owners Program Requirement.
 - h) Daniel Williams reiterated the need for a metric required of architects and engineers to use the passive heating and orientation of the building.

John Palewicz adjourned the meeting at 10:30.

jsl