

BEX/BTA Capital Programs Oversight Committee

December 14, 2018, 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 Goldblatt called the meeting to order at 8:32 a.m.
2. Guests introduced themselves
3. Roll Call:
 - a. Committee Members Present: Steve Goldblatt, Sherry Edquid, Freeman Fong, Daniel Williams, Warren Johnson, Janet Donelsen, Rob Stephenson
 - b. Committee Members Absent: John Palewicz, Kyle Wang, Duncan Griffin
 - c. Board Attendees Present: Eden Mack, Jill Geary
 - d. Staff Present: Melissa Coan, Eric Becker, Richard Best, Jeanette Imanishi, Becky Asencio
 - e. Staff Absent: Fred Podesta
4. Approval of the agenda: Janet Donelsen made a motion to accept the agenda. Sherry Edquid seconded, and the motion passed unanimously.
5. Approval of the minutes from September 13, 2019: Janet Donelsen made a motion to accept the minutes. Warren Johnson seconded, and the motion passed unanimously.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan reviewed the Program Cost Summary for BEX IV through August 31, 2019.
 - a. She reported that the program is in the black.
 - b. She highlighted Robert Eagle Staff and Cascadia expenditures for new field lighting and fees for King County Wastewater increased capacity.
 - c. She also noted that some of the program's projects have incurred overages. Capital Projects will bring a request to the Operations Committee to use program contingency funds to offset the costs.
2. Melissa Coan reviewed the Program Cost Summary for BTA IV through August 31, 2019.
 - a. She reported that the department anticipates an overage on the Magnolia project.
 - b. Other projects have come in under budget. The unspent funds will be applied to offset Magnolia's costs.
 - c. The program is currently in the black, but she is monitoring cash flow closely. Upcoming levy collections in the fall 2019 and spring 2020 will resolve cash flow concerns.
 - d. Director Mack reported learning at a Board Budget meeting that there remains \$7.3M unspent in the Capital fund. The conversation at the meeting included a suggestion to move those funds to address Technology costs. Mr. Best explained that the \$7.3M is comprised of "fenced" dollars for projects identified in BEX IV, BTA IV, and BEX V. Ms. Coan added that the dollars include unspent funds from older programs, such as BEX II, BEX III, and BTA III, which still have project costs pending. The BEX IV and BTA IV program do not have unearmarked savings. Ms. Coan further noted that \$3.6M of the \$7.3 is comprised of CEP dollars. Director Mack requested outstanding capital needs for the \$7.3M be presented at the November meeting of the Operations Committee, in order to verify that the district is meeting all commitments to the voters. She also requested that this information be conveyed at the next budget work session.

- e. Steve Goldblatt inquired about how long Capital Projects will allow costs to be posted to the August 31, 2019, budget year-end close-out. Ms. Coan reported that it will continue until the official deadline which could be early November.

Project Status Reports

1. BEX IV Capital Levy
 - a. Richard Best noted that projects, which have been completed and accepted by the School Board, were removed from the Project Status Report, as requested by Committee Chair John Palewicz.
 - b. Mr. Best explained that Daniel Bagley and Wing Luke are both under construction and are the final two major projects to be completed under the BEX IV Capital Levy. He reminded the committee that Wing Luke was delayed due to the initial bid being over budget and was subsequently rebid. The Wing Luke principal will determine when to move the school into the new building, either a mid-year (December 2020) move or the following summer (July 2021).
 - c. Director Mack asked about the capacity of Wing Luke at Old Van Asselt (OVA). Senior Project Manager Mike Skutack reported that OVA has adequate classroom space. Director Mack followed up to learn if boundary moves next year will result in more students at OVA. Mr. Skutack reported that the department anticipates needing one more portable. Mr. Best added that four portables will be added to house Kimball Elementary at OVA in Fall of 2021. Capital Projects is considering locating all the units this summer.
 - d. Mr. Best reported that both Daniel Bagley and Wing Luke are on schedule and no significant problems or change orders have been encountered at this time.
 - e. Mr. Best described the challenges facing smaller projects, such as labor availability and receiving enough bids. He is working with Senior Project Manager Jeanette Imanishi to better position these projects for success. They are reviewing bid timing, bundling of projects, and possibly Job Order Contracting. He is also soliciting feedback from contractors as to why they are not bidding these smaller projects.
 - f. Director Mack suggested that the BEX/BTA Oversight Committee receive an overview of the outstanding small projects. Mr. Best conveyed that this report has been scheduled for the November meeting as part of a discussion of the BEX V Implementation Plan. Ms. Donelsen added a request for Job Order Contracting to be included in that report.
2. BTA IV Capital Levy
 - a. Mr. Best reiterated that the Magnolia Elementary School Project is forecasted to complete slightly over budget.
 - b. Webster School is the final large capacity project in this program.
 - c. Daniel Williams asked if the district is considering increasing the R-values, in response to climate change. Mr. Best replied that the District is utilizing code required R-38 insulation. He did note that SPS BEX V Rising Star Elementary School was utilizing a greater level of insulation than building code, R-42.7 rigid insulation was utilized.
 - d. Steve Goldblatt inquired about the benefits of purchasing through KCDA. Mr. Best explained that this method provides a competitive situation, to produce more bidders from around the state, in response to the City's strict energy requirements.

BEX V Capital Levy Implementation Status (Best)

1. Mr. Best reminded the committee that the District has selected architects for the first phase of elementary schools scheduled for BEX V, including: Kimball – NAC Architecture; Northgate – NAC Architecture; Viewlands – Mahlum Architects; West Seattle (Classroom Addition) – Miller Hayashi; West Woodland (Classroom/Gym Addition) McGranahan Architects. He noted that the Board has approved the architectural agreements for Northgate, Viewlands, and West Woodlands and that interim contracts have been entered for Kimball and West Seattle with the anticipation they will go to the Operations Committee in November.
2. Senior Project Manager Eric Becker reported on the activities at Northgate and Viewlands Elementary Schools.
 - a. Both projects have completed: site survey, soil investigation, architect preliminary studies, project schedules set in concert with architect, landmarking in process, scheduling SDAT meetings; same schedule for both for 2023 occupancy, construction starting 2021
 - b. Mr. Becker highlighted the tight permitting schedule, which will influence these projects.
 - c. Mr. Becker highlighted that Northgate went to CPARB and was approved to utilize the General Construction/Construction Manager (GC/CM) procurement delivery method. He noted that the school will remain on site while the new building is being constructed north of the existing building. Work will continue at the southern portion of the site into the Fall 2023.
 - d. Mr. Best reported that Viewlands is anticipated to utilize the Design/Bid/Build (D/B/B) procurement delivery method. The school will move to the John Marshall School as an interim site. The existing Viewlands building will be fully demolished and replaced.
 - e. Mr. Becker described the challenge presented at Viewlands as storm water pipe running through the site. There is no chance of daylighting that storm water.
 - f. Mr. Best explained that SDAT teams are currently being formed and meeting dates identified. Capital Projects is working with Deborah Northern of the Department for Racial Equity Advancement to assist with formation of SDAT teams. Ms. Northern is collaborating with both building principals and community relations, to deliberately include those voices that the District does not typically hear from in the SDAT process.
 - g. Mr. Best highlighted that approximately 25% of the student population at Northgate is homeless. The projects team is researching the resources and space requirements that homeless students require to be physically, emotionally, socially, and academically successful at school.
3. Mr. Skutack reported on the activities at the Kimball and West Seattle projects.
 - a. Kimball will be a replacement school. The project will employ the D/B/B procurement delivery method. The schedule is for the school to occupy the new building in fall 2023.
 - b. West Seattle is a classroom addition.
 - c. Initial consultants have been selected and hired for both projects. SDAT teams are currently being formed and meeting dates identified.
 - d. Challenges at Kimball include a steep slope and water issues.
4. Mr. Best informed the committee that the District has selected construction managers for the secondary schools scheduled for BEX V, including: Lincoln High School – CBRE/Heery; OVA/Mercer – SOJ; and, Rainier Beach High School – Parametrix.
5. Mr. Best noted that OVA will serve as an interim site for the District's Southeast schools, similar to John Marshall in the northern portion of the District. In order to support this function, a 30-classroom addition and gymnasium are being constructed at OVA.
6. A new school will be constructed at the ASA Mercer International Middle School site to be constructed 2023-2025. The site is relatively small and currently includes 22 portables.

- a. Director Mack requested the timeline for Mercer, and the impact of a new building on boundaries and demand. Mr. Best reported that Mercer will move into OVA in 2023. OVA's capacity will be 1,000 students. Mercer is currently 1,200 students and the district will need to change the feeder pattern for Mercer prior to relocating to OVA. District middle school principals believe that the ideal middle school size is approximately 900 students with approximately 300 students per grade level. Mr. Best noted that there are eight elementary schools feeding into Mercer, when most of the District middle schools have either five or six. Capacity is available at both Washington and Meany Middle Schools, so feeder patterns could be adjusted to route more students to those sites.
7. Mr. Best reported on the activities for the Rainier Beach project.
 - a. Schedule design is in progress.
 - b. A GC/CM CPARB application is being prepared with submittal anticipated in November for consideration at the January Project Review Committee meeting.
 - c. A community meeting will be held at South Shore K-8 to discuss Rainier Beach High School on October 17 with developers working on other projects in that region, in order to facilitate coordination between the different sites.
 - d. Mr. Best reminded the committee that the Board will receive a presentation on the BEX V Implementation Plan in December and that the committee will receive a more in-depth presentation at the November meeting.

Natural Conservation Policy 6810 / Green Resolution Discussion

1. Mr. Best introduced the district's Resource Conservation Management team.
2. Mr. Best reviewed Policy 6810 Natural Resources Conservation, Superintendent Procedure 6810SP, the Green Resolution, and the Climate Partnership Resolution. He noted that he was not previously aware of the Climate Partnership Resolution and suggested that the district's Superintendent Procedures 6810SP be updated to utilize as a pointer to the resolutions that past SPS School Boards have made in order to support the continuity of expectations and outcomes for staff work.
3. Mr. Best reported that he has verified that procedures for Policy 6810 is current and incorporates input from other departments, such as mechanical/electrical.
4. Mr. Best referred to a conversation he had with committee member Duncan Griffin about setting aspirational goals surrounding carbon footprint, similar to the goals surrounding the District's energy Use Index (EUI). He requested the committee's input on this matter.
 - a. Director Mack recommended reporting out to the community on the positive impact that the district has made. Sherry Edquid echoed this and referred to the reports that WSDOT issues.
 - b. Steve Goldblatt advised driving the performance of project design teams with the aspirational goals.
 - c. Mr. Goldblatt also suggested augmenting the district's procedures to reflect the aspirations.
 - d. Mr. Best confirmed that the architects were provided with Policy 6810 and related documents prior to selection. These components were part of the selection process.
 - e. Daniel Williams reinforced the intentions of passive design and using school buildings as a teaching tool.
 - f. MEP Coordinator Mike McBee described the resource constraints associated with some of the aspirations and recommended that the district plan and budget for these projects during the levy process versus the design process, which comes later.
 - g. Janet Donelson supported setting aspirational goals while balancing that against the district's many older buildings. She advised taking steps where feasible.

- h. Rob Stephenson encouraged the district to approach new construction, such as the new high school, with due diligence to complete it the “right” way.
- i. Mr. Best confirmed that the Capital Projects team does have significant opportunities in BEX V to make progress toward reducing carbon footprint, including embodied carbon and materials selection.
- j. Director Mack requested a list of recommendations from the committee be conveyed to the Board and Superintendent to operationalize the aspirations, or supplement or amend the existing the procedures

Steve Goldblatt adjourned the meeting at 10:34.

jsl