

BEX/BTA Capital Programs Oversight Committee

November 8, 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 8:31 a.m.
2. Guests introduced themselves
3. Roll Call:
 - a. Committee Members Present: John Palewicz, Duncan Griffin, Steve Goldblatt, Warren Johnson, Kyle Wang, Daniel Williams, Freeman Fong, Sherry Edquid, Rob Stephenson joined at 9:04 a.m.
 - b. Committee Members Absent: Janet Donelson, Steve Tatge
 - c. Board Attendees Present: Director Mack
 - d. Staff Present: Fred Podesta, Richard Best, Mike Skutack, Becky Asencio, Jeanette Imanishi, Melissa Coan, Eric Becker
4. Approval of the agenda: Steve Goldblatt made a motion to accept the agenda. Freeman Fong seconded. The motion passed unanimously.
5. Approval of the minutes from October 11, 2019: Steve Goldblatt made a motion to accept the minutes. Freeman Fong seconded. The motion passed unanimously.

Director Recognition (Richard Best)

1. Richard Best conveyed to the Committee that this was scheduled to be Director Jill Geary's final BEX/BTA Oversight Committee meeting. He expressed his gratitude for Director Geary's four years of service on the BEX/BTA Oversight Committee and her work as the Board's Operations Committee representative to review and approve design modifications and construction change orders. Director Geary thanked the Committee for its work and the opportunity to serve the district with them. She noted that she desired to attend her daughter's performance at Eckstein Middle School this morning and excused herself from the meeting.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan reviewed the Program Cost Summary for BEX IV through September 30, 2019.
 - a. She noted that staff are busy closing the budget for fiscal year 2018-2019 and anticipate this work to be complete mid-November 2019.
 - b. She reported that 84% of the BEX IV Capital Levy Program Budget has been spent.
 - c. Ms. Coan reviewed the Program Contingency and the Completed Projects Underspend budgets. She noted that those funds are planned for BEX IV Program projects only until all projects are complete and not for other projects in other Capital Levy Programs.
2. Melissa Coan reviewed the Program Cost Summary for BTA IV through September 30, 2019.
 - a. She reported that 52% of the BTA IV Capital Levy Program Budget has been spent.
 - b. She indicated that the Magnolia project is anticipated to be overspent.
3. Mr. Best reminded the Committee that calendar year 2019 is the last year for BEX IV Capital Levy collections. BEX V Capital Levy collections will begin calendar year 2020. BTA IV Capital Levy collections will continue through calendar year 2022.

Project Status Reports

1. Mr. Best indicated to the Committee that Hazel Wolf K-8 was recently selected for an American Institutes in Architecture (AIA) Energy and Design Award.
2. BEX IV Capital Levy
 - a. Daniel Bagley Elementary School
 - i. Mr. Becker reported that the Bagley project is on schedule.
 - ii. Mr. Becker noted that the project utilized GC/CM, MCCM and ECCM. He confirmed that it was beneficial to the project to have mechanical and electrical contractors involved early in the project. It facilitated the rapid progression of the project schedule in the existing building. Mr. Best added that with landmark buildings it is helpful to have the perspective of the mechanical and electrical contractors to assist in the routing of ductwork and conduit to achieve the objectives of the Landmark Board.
 - iii. Mr. Best noted that the roof is anticipated to be complete on January 22, 2020, facilitating the installation of all building systems. Some overtime has been approved to achieve that milestone, on a trade specific, week by week basis.
 - b. Wing Luke Middle School
 - i. Mr. Skutack reported that the Wing Luke project is on schedule.
 - ii. Underground and site work was completed by the Phase 1 contractor prior to Jody Miller Construction coming on board.
 - iii. He noted that the contractor is coordinating with Seattle City Light to energize the building March or April 2020.
 - iv. Mr. Best confirmed that the Wing Luke principal is keeping the school at the interim site for another full school year, rather than moving into the new building mid-year.
3. BTA IV Capital Levy
 - a. Webster School
 - i. Mr. Best contrasted the Narramore and Sexton buildings on the site.
 - ii. He questioned if the Sexton building should have been demolished due to the significant work required to seismically reinforce the building and the poor quality of the timber. He questioned the financial resources allocated to restore and reinforce the structure.
 - iii. Mr. Becker highlighted the significant seismic retrofitting performed at the building and described it as surgical work within the restrictive space of the existing masonry.
 - iv. He confirmed that while the district does make upgrades to the landmarked windows, for example by improving the seals, heat and energy are lost through the old windows.
 - v. Mr. Becker also confirmed that the project includes insulating the building.
 - vi. He confirmed that Capital Projects still meets with Landmarks and agreed that it would be beneficial for the Landmarks Board to observe the effort required at Webster School.
 - vii. Daniel Williams suggested inviting a member of the Landmarks Board to attend a Committee meeting and hear the discussions about energy efficiency and related matters.

BEX V Capital Levy Implementation Status (Best)

1. Mr. Best delivered a draft of a presentation that will go to the Board on December 4, 2019 at 6:00 PM at the Lincoln High School Library. He asked the Committee for their feedback on the presentation and captured their comments to inform the final revision.
2. He highlighted the project at Rainier Beach High School. He reminded the Committee that the community has expressed concern surrounding the project schedule, however, the Capital Projects team is currently developing the RFQ for selection of A/E firms and the submission to

the Project Review Committee for GC/CM consideration. He reviewed the time required for design, permitting, and construction.

3. He described Deborah Northern's role as a Strategic Advisor to the Capital Projects team. Ms. Northern works in the Department for Racial Equity Advancement. Every project now starts with a facilitated conversation about the new strategic plan and racial equity policy 0300.
4. Mr. Best introduced Director of School Operations Sara Mirabueno and her role of ensuring that the team meets the intended educational outcomes for the district's schools.
5. John Palewicz highlighted the evolution of the Capital Projects department, such that now most of the work is performed by district project managers, rather than external project management firms.

John Palewicz adjourned the meeting at 10:30

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