

BEX/BTA Capital Programs Oversight Committee

June 12, 2020, 8:30 – 10:30 AM

Meeting held remotely via Zoom

Minutes

Call to Order (John Palewicz)

1. John Palewicz called the meeting to order at 8:33 AM.
2. Roll Call:
 - a. Committee Members Present: John Palewicz, Janet Donelson, Daniel Williams, Kyle Wang, Steve Tatge, Rob Stephenson, Warren Johnson, Duncan Griffin, Freeman Fong, Sherry Edquid
 - b. Committee Members Absent: Steve Goldblatt,
 - c. Board Directors Present: Lisa Rivera Smith (for Leslie Harris), Eden Mack
 - d. Staff Present: Richard Best, Melissa Coan, Eric Becker, Paul Wight
3. Approval of Agenda and Minutes: Janet Donelson made a motion to accept the agenda. Daniel Williams seconded and the motion passed unanimously.
4. Minutes from 5/8: Janes Donelson made a motion to accept the minutes. Kyle Wang seconded and the motion passed unanimously.

Budget Update (Melissa Coan)

1. Melissa Coan reviewed the BEX IV Program Summary Report through April 30, 2020.
 - a. She highlighted project variances.
 - b. She verified that projections of savings reported at the May 2020 meeting had not changed.
 - c. She highlighted one budget transfer in this report for seismic improvements at several schools and conveyed that the change is reflected in the program contingency fund.
 - d. Ms. Coan ensured drew attention to the budget transfer sheet.
 - e. She concluded that the program is in the black.
2. Melissa Coan reviewed the BTA IV Program Summary Report through April 30, 2020.
 - a. She reminded the Committee that Magnolia Phase I is forecasted to be overspent but is not overspent as of this report.
 - b. She conveyed that Magnolia Phase 2 is a Distressed Schools Grant project ad will receive a budget transfer of \$2M this month.
 - c. She had no other variances to report.
 - d. Ms. Coan concluded that the program is in the black and actively drawing down the program contingency and project reserves.
3. Melissa Coan reviewed the BEX V Program Summary Report through April 30, 2020
 - a. She highlighted the budget transfer for the West Woodland Elementary School project.
 - b. She reported that the first levy collection for the program is being received.
 - c. She highlighted that the “seed dollars” for BEX V came from BTA III.
 - d. Ms. Coan concluded that there are no variances at this time.
 - e. Warren Johnsen inquired about the reason for the budget transfer. Ms. Coan confirmed that the project bid overbudget.

- f. Duncan Griffin asked if Capital Projects had any bid openings in the last two months and if the team observed changes between cost estimates and the bid. Mr. Best explained that there are more bidders on the projects now, up from 2-4 bids to 5-7 bids. He reported that the bids are coming in at estimated amounts.
- g. Mr. Best questioned Ms. Coan's asking if revenue from the BEX V capital levy was aligning with expectations for Spring 2020, given the influence of COVID-19 pandemic. Ms. Coan stated that it was actually a little higher than expected. She explained that her team was modeled what happened in 2008, in terms of being conservative with estimates, therefore lowering projections for levy collections.

Project Status Reports – Coronavirus-19 Impacts

1. Richard Best reported on the status of the BEX IV projects as of May 31, 2020.
 - a. He listed the projects that would be presented for Final Completion in June and August.
 - b. He conveyed that Daniel Bagley and Wing Luke Elementary Schools were the only major projects remaining in the BEX IV Program.
 - c. He confirmed that most of the seismic projects had started, with few exceptions.
 - d. Mr. Best reported that Eckstein and McClure science classrooms would be delayed due to concern surrounding supply chain issues with the COVID-19 pandemic.
2. Richard Best reported on the status of the BTA IV projects as of May 31, 2020.
 - a. He explained that Magnolia Phase I was projected to be overbudget due to many incremental items coming in overbudget.
 - b. He conveyed that Webster was behind schedule due to the COVID-19 pandemic. That site reported a Covid-19 infection, shut down for a period of two weeks, then resumed construction activities with a reduced crew size. Therefore, Licton Springs K-8 would move into Webster over Winter Break rather than this summer as planned.
 - c. He cited two projects that bid over budget. Cedar Park Restroom and Magnolia Phase II with budget adjustments approved by the Board.
 - d. Daniel Williams asked if the team conducts an analysis when bids are under or over budget. Mr. Best confirmed that they always analyze the bids, engage in conversations with the low bidder and second bidder to learn how they viewed the projects, probe on what was unclear in the contract documents, and inquire about what materials are coming in as more expensive than estimated.
 - e. Warren Johnson requested the feedback on the Magnolia project. Mr. Best agreed to share that at the July meeting.
 - f. Daniel Williams followed up to suggest that the Committee hear the details on significant bid differentials.
 - g. Mr. Best reported that the team was struggling to acquire a master use permit appeal hearing for the Franklin project due to postponements. He cited that the appeal needs to be heard/resolved prior to the field lights being installed.
 - h. Rob Stephenson asked what exposure the District has for Covid-19 related delays, such as at Webster. Mr. Best replied that staff were engaged with the contractors on all three of the major projects currently under construction as they all have indicated impacts related to inefficiencies caused by social distancing.
3. Richard Best reported on the status of the BEX V projects as of May 31, 2020.
 - a. He conveyed that the West Woodland project is under design and has been bid. The bid came in overbudget by approximately 10%, with conjecture that amount was due to

COVID-19 pandemic protocols for construction. The contract was awarded to maintain the flow of available interim sites and project sequencing.

- b. He highlighted that Kimball, Northgate, Viewlands and West Seattle Elementary Schools, are all projected by their independent cost estimators to have higher costs, should the School Board approve the Student and Community Workforce Agreement.
- c. He concluded that all the program's projects were in some phase of design.
- d. Mr. Best questioned the Committee surrounding the impact the COVID-19 pandemic has had on the construction sector and where market conditions were potentially headed next year. He stated that he believes that less private money will be available for construction next year as developers assess risks.
 - i. Rob Stephenson replied that multi-family and commercial construction would be slower as people reconsider where they live, work, and whether they will work at an office or at home.
 - ii. Janet Donelson concurred with the above. She commented that people are on pause and that companies are not doing new leases because no one knows if they will need more or less space. She added that there had been a trend to smaller housing units, but that was no longer clear as people considered working and living in the same space.
 - iii. Daniel Williams asked if Mr. Best observed any reactions on COVID-19 controls, such as materials, spatial considerations to allow for social distancing, or a chamber for the use of ultraviolet light. Mr. Best replied that he was not in those discussions. Right now, he is managing the immediate impacts of the COVID-19 pandemic and trying to maintain momentum on current projects.
 - iv. John Palewicz noted that he anticipated reduced funding for higher education in the next couple of years as the state budget has been impacted. He suggested that this may move the District's projects to the top of contractors' lists.
 - v. Warren Johnson agreed that everyone is pausing and trying to discern project budgets for this year and next. He noted the reprioritization of projects. He expected that the market will soften by the end of this year and well into the following year.
 - vi. Janet Donelson expressed curiosity about the District's planning for Start of School Fall 2020. Mr. Best reported that a committee is working to review options as to what that may look like at this moment in time.

BEX V: Kimball Elementary School Schematic Design Presentation

1. Richard Best introduced SPS Project Manager Paul Wight. Mr. Wight introduced the project's team: Kimball Principal, Melissa Gray, and NAC Architects, Kevin Flanagan, Bingram Lai, Brian Love, and Boris Srdar.
2. Mr. Wight presented the project's overall schedule. He highlighted that the team is currently working on the Departures and SEPA processes. The project will have a two-year construction phase and is scheduled to open in Fall 2023.
3. Principal Gray shared details about the Kimball community and their SDAT process. She described the diverse community in Beacon Hill. The school includes programs like Special Education and English Language Learners, as well as multiple languages. Their SDAT team was large, comprised of ten staff and ten community members. Their process included workshops, visits to other schools, and community input meetings for viewing the preliminary designs.

4. Mr. Flanagan highlighted a special approach for broader outreach. The team employed an Open House style meeting, which offered drop-in hours, booths for viewing designs and information, and childcare.
5. Mr. Flanagan discussed the guiding principles for the project:
 - a. Transparency and accountability
 - b. Sense of family
 - c. Helping others/learning from others
 - d. Preserving the best parts of the Open Classroom model
 - e. Accentuating the wooded and hilly physical site.
6. Mr. Lai reviewed the physical location and site. He acknowledged the constraints of the steep hills. He highlighted that 50 of the 120 trees on the site were “exceptional trees.” He cited the intention to preserve as much of the green space as possible, maximize the play area to the south, and maintain the current entries.
7. Mr. Love presented the proposed methods for incorporating sustainability into the new building.
 - a. He reviewed passive design strategies such as classroom orientation for daylight, shading from trees, and window glazing to allow natural light, and ventilation methods.
 - b. He conveyed active strategies such as a ground source well field, decoupling ventilation from heating to use outside air, and establishing the southern portion of the building as flat area for future UV arrays.
8. Mr. Srdar highlighted the philosophical underpinning of applying neuroscience with design. He discussed the benefits of access to nature for both students and teachers.
9. SPS Senior Project Manager Eric Becker asked the team to discuss the passive Trombe wall. Mr. Love described a double-skinned glazing system and Trombe wall to support ventilation.
10. Daniel Williams asked if there were opportunities for fully passive operation of the air through the facility.
11. Steve Tatge commented that the site analysis and planning was thoughtful but that the exterior of the building appeared institutional. He also asked about the access to the project’s contractor for input during the design phase. He asked about the cost of the design and the project budget. Mr. Love replied that the project was under the MACC until adding Student and Community Workforce Agreement (SCWA) costs. He explained that this will be a Design/Bid/Build project so the contractor has not participated in the design.
12. Director Mack echoed the concern about the institutional look of the building. She suggested murals or another intentional way to celebrate the school’s diverse community at the exterior of the building.
13. Daniel Williams agreed and suggested that each elevation could respond differently to sunlight, such that light coming in from the North didn't need the same kind of window treatment as light from the south.
14. Daniel Williams asked about the location of the Trombe wall and its orientation matters. He recommended that it be placed in a common area, not a classroom.
15. Freeman Fong suggested using glass and woodsy colors for the exterior, to reduce the institutional feeling.
16. John Palewicz asked about the thermal buffer to exterior elevations and how it worked. Mr. Love clarified that would be placed in the south wall of the commons, where the building was more likely to overheat. Duncan Griffin suggested that south-facing classroom windows would be a good option, too, for controlling light and temperature. He described louvres to transfer the heat and reflect light up to the ceiling.

17. Warren Johnson highlighted the maintenance and care of interstitial space.
18. John Palewicz commented that the sensitivity of the design did not show up on the exterior of the building.
19. Sherry Edquid echoed concerns about the building's gray color and suggested wood elements to connect it to the site's trees.
20. Daniel Williams expressed concern about the North due to water and moss. He posed that one challenge will be how to get sunlight there to mitigate the moisture.
21. Freeman Fong suggested extending the entrance, and using more glass, to allow more light into the building.

Meeting Recap and Next Meeting Agenda Items

1. John Palewicz proposed potential topics for the July meeting:
 - a. SCWA status and next steps
 - b. Start of School in the fall
 - c. Estimating process – who's doing it, more information,
 - d. Next Design presentation for September

The meeting adjourned at 10:31 AM.