

BEX/BTA Capital Programs Oversight Committee

September 11, 2020, 8:30 – 10:30 AM

Meeting held remotely via Zoom

Minutes

Call to Order (Janet Donelson)

1. Janet Donelson called the meeting to order at 8:35AM.
2. Roll Call:
 - a. Committee Members Present: Kyle Wang, Rob Stephenson, Janet Donelson, Freeman Fong, Duncan Griffin, Steve Tatge
 - b. Committee Members Absent: John Palewicz, Steve Goldblatt, Daniel Williams, Sherry Edquid, Warren Johnson
 - c. Board Directors Present: Eden Mack, Leslie Harris, Lisa Rivera-Smith
 - d. Staff Present: Chief Operations Officer Fred Podesta, Director of Capital Projects Richard Best, Senior Project Manager Eric Becker, Capital Financial Manager Melissa Coan
3. Approval of Agenda and Minutes: Rob Stephenson made a motion to approve the agenda. Kyle, Wang seconded. The motion passed unanimously.
4. Minutes from 7/10: Kyle Wang made a motion to accept the minutes. Rob Stephenson seconded. The motion passed unanimously. Director Harris abstained as she was not in attendance at the July meeting.
 - a. Directors Mack and Harris asked the committee to clarify the process for its letter to the School Board regarding the Student and Community Workforce Agreement (SCWA) in an email to the Board directors.

Budget Update (Melissa Coan)

1. Melissa Coan reviewed the BEX IV Program Cost Summary Report through 7/31/20.
 - a. She highlighted that all levy collections for this program have been received. An additional \$1.9M came in late and was added to the Program Reserve.
 - b. She highlighted three projects where funds are pending:
 - i. SCAP funds for the Lincoln High School project.
 - ii. Class Size Reduction funds for Daniel Bagley Elementary School.
 - iii. Distressed School funds for health clinic at Lowell Elementary School.
 - c. Richard Best noted that the District still struggles to close-out projects. His goal is that projects be closed out two years after the building has been occupied.
2. Melissa Coan reviewed the BTA IV Program Cost Summary Report through 7/31/20
 - a. She reminded the committee that the Magnolia Elementary School project was projected to be overspent and now it is.
 - b. She reported that levy collections are received in April and October of each year. Collections for Fiscal Year 20 are currently as projected and have not been impacted by Covid-19 pandemic. She will continue to monitor; she noted that she anticipates impacts associated with levy collections next year.
 - c. Ms. Coan reminded the committee that fiscal year end close-out begins in August, with efforts continuing until November. She anticipates that additional expenditures will hit this program during fiscal year close-out.

3. Melissa Coan reviewed the BEX V Program Cost Summary Report through 7/31/20.
 - a. She reported that levy collections for this program are being closely monitored, due to the larger size of the program.
 - b. She referred to the technology budget of \$151M and explained that additional expenditures are coming as the line item for laptops was been accelerated and is overspent due to the Covid-19 pandemic. Director Mack requested additional detail on the technology budget line items.

Project Status Reports (Richard Best)

1. Richard Best reviewed the BEX IV Projects as of 8/31/20
 - a. Daniel Bagley Elementary School achieved substantial completion on 7/31 and has received its permanent Certificate of Occupancy. Mr. Best referred to the virtual ribbon cutting ceremony that was provided in the email link.
 - b. He reported that seismic projects at McClure and Washington Middle School were postponed until summer 2021 due to anticipated supply chain issues resulting from Covid-19.
 - c. He explained that some projects cannot be accelerated despite empty buildings, due to timing of the District selection of design teams and the City's processes for permitting. Master Use Permits and Departures are taking longer as a result of the Covid-19 pandemic.
2. Richard Best reviewed the BTA IV projects as of 8/31/20
 - a. He reported that substantial completion of Webster School was delayed to October due to three workers becoming ill from the Coronavirus and several workers needing to quarantine.
 - b. He highlighted that the new windows at Franklin High School were completed over the summer and have dramatically enhanced thermal comfort within and reduced noise infiltration into the building.
3. Richard Best reviewed the BEX V projects as of 8/31/20
 - a. He relayed that the design teams remained on schedule.
 - b. He indicated the teams are anticipating challenges due to the City's current Master Use Permit and Departure processes.
 - c. He reported that virtual community engagement presents a new challenge, which is being addressed with project webpages and mailers to school communities and related neighborhoods.
 - d. He highlighted that NAC Architecture updated its presentation on Kimball Elementary School to incorporate feedback from the committee.

Student and Community Workforce Agreement (SCWA) – Fred Podesta

1. Fred Podesta provided an update on the SCWA:
 - a. He reported on the meeting schedule of the SCWA Task Force, including meetings with the Superintendent's Student Advisory Group. He relayed a student's question, "Why is this the first I'm hearing about this?" referring to pre-apprenticeship programs, entry into construction trades, district support for students interested in this career path.
 - b. He relayed the task force's recommendations to the School Board, including: negotiate and implement an SCWA for projects of \$5M and above; priority order of students "graduates or past affiliation with Seattle Public Schools (SPS)," student households, and

residents of economically distressed zip codes; model the district's SCWA after the City's labor agreement; create a pathway for students into the trades; and support women and minorities to work on SPS projects. The highest priority was priority dispatch of students and student households to job sites. The tentative agreement includes that priority.

- c. He reported that the negotiation was between SPS, as the "owner" and the Seattle Building Trades Council and did not include contractors.
- d. The tentative agreement will be drafted into a BAR directing the Board President and Superintendent to execute the agreement with the trades.
- e. He confirmed that the agreement will become a contract bidding requirement for Capital projects over \$5M. Changes will be made throughout the district's terms and conditions on contracts and tracking systems will be implemented. In addition, Career and Technical Education (CTE) will develop the programs to establish a pre-apprenticeship program at the district and a pipeline of students for the work.
- f. Janet Donelson indicated that there are potential costs resulting from the SCWA, such as increased record-keeping, and reduced competition for SPS projects making them less appealing to contractors and subcontractors. Mr. Podesta reported that administrative costs were included in the Task Force recommendations and they acknowledged the risks. He noted that it is difficult to locate recent studies representing this data for clear calculation of costs.
- g. Steve Tatge recommended a cautious use of available underspend funds, as they may be required to mitigate the costs of the SCWA. He noted that he anticipated a slow but not immediately recognizable impact given current construction market.
- h. Duncan Griffin inquired about the cadence of the SCWA program, to allow it to be monitored and reapproved on a schedule. Mr. Podesta confirmed that the agreement has a term of five years.

Director Harris left the meeting at 9:40AM

Van Asselt Schematic Design Presentation

(Ethan Bernau – SOJ, Cheri Hendricks – BroadView Associates, Michael Davis, Amanda Hoehn and Kristian Kicinski – Bassetti Architects)

1. Mr. Best introduced Ethan Bernau and Cheri Hendricks as the project managers for the Van Asselt addition project.
2. Mr. Bernau delivered the project overview and introduced the rest of the team.
3. Van Asselt is the interim site for southeast Seattle. Therefore, the addition will prepare the school to serve middle school specifications. The site's master plan allows for future development to serve high school needs.
4. Mr. Bernau relayed the challenges of the project:
 - a. Critical project schedule to house Mercer Middle School in 2023.
 - b. Coordinating the Van Asselt and Mercer projects so the Mercer building is available when the school returns to that site and Van Asselt houses another school.
 - c. Occupied school campus, which restricts the site.
 - d. Historic landmark.
 - e. Tight budget requiring efficient and strategic choices.
5. Opportunities

- a. Sustainability of timber as the project proposes to utilize cross laminated timber (CLT).
 - b. Sets a new standard for an interim site, which is modern and welcoming, and grounded in equity.
6. The committee raised issues for the project team to review and address such as acoustics, sustainable materials, availability of lockers, and efficient paths for limited passing time between classes.

Meeting Re-cap and Next Meeting Agenda Items (Janet Donelson)

1. Janet Donelson committed to connecting with John Palewicz regarding clarification to the School Board about the committee's letter about the SCWA.
2. Next meeting will include the Rainier Beach High School conceptual design presentation.

Adjourn

The meeting adjourned at 10:33 AM.