

BEX/BTA Capital Programs Oversight Committee

October 9, 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: Daniel Williams, Steve Goldblatt, Kyle Wang, Freeman Fong, Warren Johnson, Janet Donelson, Duncan Griffin, Steve Tatge, John Palewicz
 - b. Committee Members Absent: Sherry Edquid, Rob Stephenson,
 - c. Board Directors Present: Eden Mack, Lisa Rivera-Smith
 - d. Staff Present: Fred Podesta, Richard Best, Becky Asencio, Mike Skutack, Melissa Coan, Jeanette Imanishi, Eric Becker,
3. Approval of Agenda: Janet Donelson made a motion to accept the agenda. Duncan Griffin seconded. The motion passed unanimously.
4. Minutes from 9/11: Janet typos – Janet moved to accept the minutes with corrections to the typos. Duncan Griffin seconded. The motion passed unanimously.
5. School Board committee membership – Mr. Best introduced Director Lisa Rivera-Smith to replace Director Leslie Harris on the committee

Budget Update (Melissa Coan)

1. Melissa Coan reviewed the BEX IV Program Cost Summary Report through 8/31/20:
 - a. Ms. Coan reported that fiscal year 19-20 was still being closed-out.
 - b. She presented the process of allocating underspend to the project reserve and reported that a contingency reserve of \$9.5M remains to complete the BEX IV Program. Richard Best noted that several seismic projects have been identified that will cost more than initially projected due when the levy was formulated as project escalation during recent year has been substantially higher than initially anticipated.
 - c. Mr. Best clarified that all of the commitments made in that levy must be completed prior to redirecting any funds for other efforts.
 - d. Mr. Best explained that two sites were still being considered for a potential downtown elementary school.
 - e. Mr. Best conveyed that the overspends at Hazel Wolf K-8 School, Cedar Park ES and Moving would draw down the contingency reserve fund.
2. Melissa Coan reviewed the BTA IV Program Cost Summary Report through 8/31:
 - a. Ms. Coan highlighted the only major variance, which is a projected overspend at Magnolia ES.
 - b. Steve Tatge recommended actively forecasting projects after major milestones rather than waiting until the final year.
3. Melissa Coan reviewed the BEX V Program Cost Summary Report through 8/31:
 - a. Ms. Coan reported that this is a new program and is in the black.
 - b. She highlighted that “seed dollars” were applied from other levies to start the projects before the levy collections were received.

Project Status Reports

1. BEX IV Projects as of 9/30/20:
 - a. All major projects, except for Wing Luke ES, have reached Substantial Completion.
 - b. Design teams were selected for seismic projects with work to start in Summer 2021.
 - c. McClure and Washington MS projects were postponed due to supply chain concerns.
2. BTA IV projects as of 9/30/20:
 - a. Distressed school grant projects at Cedar Park, Coe and Magnolia ES have commenced.
 - b. The exterior masonry, window and door project at Franklin HS has achieved substantial completion.
 - c. The Garfield HS waterproofing and exterior door project recently bid and was being recommended to the Board for approval for work to begin the later part of October 2020 to address water intrusion issues.
 - d. Athletic fields at Jane Addams MS and Nathan Hale HS are near completion. Mr. Best highlighted the neighborhood concern of light spillage from the athletic field exterior lights and the success with avoiding spillage with the lights being installed.
3. BEX V projects as of 9/30/20:
 - a. Kimball, Northgate, Viewlands and West Seattle ES projects are in design, now, with bidding projected to bid either late winter or early spring 2021 after receipt of permits. The project at West Woodland ES is under construction.
 - b. Mr. Best highlighted the Rainier Beach HS was not nominated for landmarking.
 - c. Mr. Best described the changes to community engagement during Covid-19 and the types of virtual outreach being implemented to school communities.
 - d. He expressed concern about potential impact to project schedules caused by virtual permitting processes for SEPA and MUP appeals.

GC/CM Selection Update Van Asselt/Mercer MS/ RBHS

1. Mr. Best reported on the GC/CM selection process for major projects:
 - a. He highlighted that the Rainier Beach High School community report indicated that MWBE was not weighted in alignment with the community's values. The district has pulled the solicitation for that project and is preparing the issuance of a revised document, to be issued on 10/23/20.

Rainier Beach High School Concept Design Presentation

(Mike Skutack – SPS, Paul Popovich – Parametrix, Jordan Kiel – Bassetti Architects, Jonathan Moody – Moody Nolan, Monisha Harrell – Rule Seven)

1. Best introduced Senior Project Manager Mike Skutack, who introduced the project team.
2. To better serve the Rainier Beach High School community, the project is being designed via a partnership of Bassetti Architects and Moody Nolan, the largest African American owned architecture firm in the US.
3. Monisha Harrell of Rule Seven described the variety of creative ways the team is designing and coordinating community outreach for this project during the COVID-19 pandemic.
4. Jordan Kiel reported that the team is striving for a LEED Gold project. He described the opportunities to achieve that goal by planning for embodied carbon, an enhanced energy model, employing daylighting studies, and addressing storm water.

5. Jordan Kiel conveyed the insights of the SDAT Guidance and its priorities such as learner-centered design, building for the current community rather and facing the challenges of gentrification, recognizing that the site is a community hub used at all hours, and responding to the community's input.
6. Jordan Kiel and Jakiel Sanders presented the design, including exterior and interior perspectives.
7. Jordan Keil noted the design teams are working with a cost estimator, setting target values, ex. HVAC, ground source heat loop, poor soils and not as good as expected soil, to verify that the design is within the available budget.
8. Q&A
 - a. Mr. Kiel described the extensive space and functionality for the Career and Technical Education program.
 - b. Mr. Best confirmed that Capital Projects is pursuing state funding for the project.
 - c. Mr. Kiel and Mr. Skutack described the passive design features of the design.

Adjourn

The meeting adjourned at 10:30 AM .