

BEX/BTA Capital Programs Oversight Committee

November 13, 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 8:32 AM
2. Roll Call:
 - a. Committee Members Present: John Palewicz, Steve Goldblatt, Janet Donelson, Sherry Edquid, Freeman Fong, Duncan Griffin, Warren Johnson, Rob Stephenson, Steven Tatge, Kyle Wang, Daniel Williams
 - b. Board Directors Present: Eden Mack, Lisa Rivera-Smith,
 - c. Staff Present: Richard Best, Becky Asencio, Eric Becker, Melissa Coan, Jeanette Imanishi,
3. Approval of Agenda: Janet Donelson made a motion to accept the agenda. Steve Tatge seconded. The motion passed unanimously.
4. Minutes from 10/9: Warren Johnson made a motion to accept the October minutes. Daniel Williams seconded. The motion passed unanimously.

Budget Update (Melissa Coan)

1. Melissa Coan reviewed the BEX IV Program Cost Summary Report through September 30, 2020
 - a. Ms. Coan reminded the committee that expenditures for fiscal year 2020 are still being processed.
 - b. She reported that the remaining Major Projects in this program are Bagley Elementary School (ES) and Wing Luke ES.
 - c. She noted that the Other Facilities Projects will be presented with a more granular update at the BEX/BTA Oversight Committee Meeting in December 2020.
 - d. The BEX IV Capital Levy Program is in the black.
 - e. Mr. Best reported that all Requests for Equitable Adjustments related to Covid-19 pandemic have been resolved with the exception of Wing Luke ES.
2. Melissa Coan reviewed the BTA IV Program Cost Summary Report through 9/30/20
 - a. Ms. Coan reported that the BTA IV Capital Levy Program remains in the red, but the total Capital Projects program has sufficient funds available for the fiscal needs of BTA IV.
 - b. She reminded the committee that the Magnolia ES was projected to be overspent and did go over budget in October 2020.
 - c. She conveyed that projects funded with Distressed School grants are active and will be reported in greater detail in December 2020.
 - d. Mr. Best reported that all Requests for Equitable Adjustments related to Covid-19 pandemic have been resolved.
3. Melissa Coan reviewed the BEX V Program Cost Summary Report through 9/30/20
 - a. Ms. Coan reported that there were no budget transfers or variances for the BEX V program this month
 - b. She reiterated that greater detail will be reported in the December 2020 presentation.

Project Status Reports

1. BEX IV Projects as of October 31, 2020
 - a. The only Major Project in active construction is Wing Luke ES, which is on schedule to complete February 2021.
 - b. The seismic construction projects implemented during the summer 2020 are in close-out mode.
 - c. Science classroom reconfigurations have yet to begin at Eckstein Middle School (MS) and McClure MS. They were postponed to summer 2021 due to concerns regarding the supply chain.
2. BTA IV projects as of October 31, 2020
 - a. Mr. Best highlighted that the major project at Webster School achieved Substantial Completion on the day of this meeting.
 - b. Mr. Best noted that contractors took longer to complete their projects this past summer than usual. He stated that he believed this was a function of the COVID-19 Pandemic and school not in session. He reported that he was hesitating to start new projects early, spring 2021, should the Board determine to resume in person learning.
 - c. Mr. Best reported that 20 construction projects will be advertised for bid January 2021 through May 2021. The major projects are sequenced to avoid competing with each other. In addition, design teams will be sought for construction activities summer 2022 in December 2020.
 - d. He conveyed lessons learned from the Rising Star ES roofing project, such as verifying that ventilation pathways are open. He was questioned if he had examined the original construction of projects built during the same era.
3. BEX V projects as of October 31, 2020
 - a. Mr. Best highlighted work with the City of Seattle regarding Master Use Permits and the challenges posed by a citizen activist appealing all SEPA and MUP processes. He reported that the Franklin athletic field light projects took five months to complete the MUP process. He acknowledged this was a significant risk to project schedules.
 - b. He confirmed that the district is in monthly meetings with the City to address permitting and other concerns.
 - c. He confirmed that the Student and Community Workforce Agreement (SCWA) goes into effect on upcoming projects larger than \$5M. He noted that this agreement will apply to contractors and subcontractors via a “flow down” provision.
 - d. Mr. Best reported that the cost estimators projected a 5% cost impact related to the SCWA. He gave an example of how this could impact a project, such as Northgate Elementary, where the shell and core might be constructed but the interior improvements would not be within the original budget. Mr. Palewicz requested tracking the 5% to quantify work left undone due to budget impacts.

BEX/BTA Committee Membership

1. John Palewicz provided background on the committee’s current charter, roster and terms.
2. He reported that the School Board would like to solicit for new members, with an intention of maintaining the committee with ongoing public participation.
3. He conveyed two next steps for members with expired terms:

- a. First, requesting the extension of terms through the selection process, which is expected to conclude by June 2021.
- b. Second, invite current members to reapply, if interested in serving for another four-year term.

**Sustainability Policies/Procedures Update Presentation
(Jason McLennan/Phaedra Svec – McLennan Design)**

1. Mr. Best provided background on Capital Projects and Planning and the Facilities/Operations teams examination of the district's current sustainability policies, procedures and Board resolutions.
2. He introduced Jason McLennan and Phaedra Svec, of McLennan Design, a consultant team assessing and making recommendations to the district regarding sustainability measures.
3. Ms. Svec presented McLennan Design's draft report. She presented the components of their work, their recommendations and scenarios to reach target goals and dates. She defined the balance as a shift from a negative Carbon Footprint to a positive Creative Handprint. She concluded the presentation with primary recommendations for six categories: Policy, Staffing, Education, Equity, Measurement, and Building Sites.
4. Mr. Palewicz requested Jason McLennan and Phaedra Svec attend next month's meeting to answer questions regarding their presentation.

Meeting Re-cap and Next Meeting Agenda Items (John Palewicz)

1. Questions about the McLennan presentation and recommendations for the December meeting
2. Send the PPT and the report to the committee and then a discussion in December
3. Can we focus to what can we do in the BEX/BTA world to be effective? Where this committee has a voice.

Adjourn

The meeting adjourned at 10:30AM.