

BOARD SPECIAL MEETING



2445 – 3rd Avenue South, Seattle WA 98124

Oversight Work Session: Capital Projects & Planning
Work Session: Capital Projects Semi-Annual Report
Wednesday, April 27, 2016, 4:30-7:00pm
Auditorium, John Stanford Center

Minutes

Call to Order:

Director Blanford called the meeting to order at 4:33pm. All Directors were present. Superintendent Larry Nyland, Associate Superintendent for Facilities & Operations Flip Herndon, Capital Projects Director Richard Best, and Capital Financial Control Manager Melissa Coan staffed the meeting.

Session: Capital Projects & Planning:

Dr. Flip Herndon welcomed the Board of Directors and introduced the presenting staff members. Richard Best presented the PowerPoint *Oversight Work Session: Capital Projects and Planning*.

During Mr. Best's presentation of the Capital Projects organizational chart, he explained that Sherri Kokx, as the Manager of School Operations on the Teaching & Learning side, provides invaluable guidance in design for school facilities; Melissa Coan, who reports to Business & Finance, manages the Capital Project funds. Other staff members present were introduced.

Recouping investments in sustainability: In response to a Director's question concerning higher expenditures for sustainability investments and whether they can be recouped, Mr. Best explained that frequently it is not immediately cost effective; however the District is positioning itself such that as the technology improves, costs will come down and the investment can be made, such as solar panels, where code requires buildings to be designed to accept solar panels, which could be added at a later date, thus realizing substantial savings.

An interest in knowing how costs break out and where we are succeeding was expressed by Directors. Dr. Herndon stated that there have been several Green Resolution discussions. He clarified it is about maximizing the investment for the efficiency of the building but not at any cost; if it does not pencil out at any time then it does not work. In looking at green portables, they are much more expensive and it takes fifty years to pencil out the overall savings. Therefore it is not an effective use of money.

Rainier Beach: Discussion took place regarding Rainier Beach High School. A question was posed by one Board member in context of understanding environment as important to learning and whether a major renovation to Rainier Beach High School would inspire students to attend. Dr. Herndon stated that there is no supporting statistics reflecting environment and learning. People like coming to a clean healthy place and values are put on this. However, one person's view of good conditions is subjective. There is not a set standard that lays specific items out as a good environment. Dr. Herndon stated that in his observation of different districts, many of them are in much worse condition than some of our worst schools. Our goal is that every school be in good shape. He went on to explain that the *Facilities Master Plan Replacement or Major Modernization Priority* list is by assessment and only paints part of a picture of the work that needs to be done in a particular facility. It is known that there are other factors which need to be

addressed as in Rainier Beach, where the bones are good but the look is dated and it needs refreshing. It was also noted by a Board member that programmatic factors can also play a part, e.g., Rainier Beach has a good theater but they do not have a program which utilizes it. Dr. Herndon stated that it is for this reason that in planning for renovations, the programs are considered, yet realizing there can be many different program changes in one building, in planning, flexibility is a strong consideration. Directors remarked that whenever a school has been renovated, enrollment increases and that until Rainier Beach is renovated, it will not increase. Continuing to ignore Rainier Beach is sending a message to the students.

What numbers drive the Master Planning sheet? It was stated that much is driven by the numbers, and in this case it was asked what numbers drive the Facilities Master Plan and how do we pick our target when considering the *Right Sized Capacity* column in the *Facilities Master Plan Replacement* sheet or the capacity numbers shown in the *Master Planning Spreadsheet*. Mr. Best explained that right sized capacity is the current capacity of that school; the *net added* column next to it indicates how many seats will be added if the school is renovated to become a three-up (three classes per each grade level) or four-up school (four classes per each grade level). Class size reduction, which will increase the number of classrooms, will be factored into the updated educational specifications due this summer.

Web availability of Master Plan: It was requested that the *Facilities Master Plan Replacement or Major Modernization Priority* list be posted on the web to give Directors a place to point parents to for an objective list. An outside organization, MENG Analysis, used by most Washington State school districts, evaluates the school buildings. In response to the question of whether there are previous versions of this list, Senior Planner Chris Richardson stated that in years past there are lists, though not as complete.

Ed Specs, Downtown School and Career and Technical Education (CTE): In response to the Board's question about CTE, Mr. Best explained that when developing the High School educational specifications a number of people participate in the process with myriad of views. The CTE program falls under the high school educational specifications which are being developed. Currently, for the Lincoln site, a biomedical program is being considered because of its closeness to the University of Washington. Dr. Herndon stated that the district continues to look for locations for a downtown elementary school. The Memorial Stadium site still represents an excellent location for a high school, since it maximizes the use of property we already own. Currently, the district has Meng Analysis perform the facilities assessment once every four years, rather than the State required six years, because the information is used for the BTA and BEX levy information.

Accuracy of EUI (Energy Use Intensity) numbers: Directors asked how accurate the EUI numbers for the district are. Dr. Herndon stated that a building with the energy savings models complete and all the systems working well can have skewed numbers if the weather is really cold. Humans can also affect the numbers if a personal refrigerator or heater unit is in use. Mike Kennedy, district mechanical/electrical coordinator, stated that overall, the district does well. It takes a couple of years to get new building systems operating well, and educating the tenants. He further noted that City of Seattle has the most stringent energy rules in the country and have electrical plugs in the classrooms which automatically shut down when schools are not in session (nights, weekends and holidays). Tuning up the equipment is important for maintaining good EUI numbers. Once a new building comes on line, it takes a couple of years to work out the issues.

Self-Help Projects/District Coordination: Concern was expressed regarding communication of planned projects which could destroy self-help projects. Dr. Herndon explained that self-help undertakings are usually addressed during the meetings held by the School Design Advisory Team (SDAT) stakeholders who work with the district capital staff and project architects in early design stages. When the Loyal Heights self-help project was begun eight years ago, Loyal Heights was not yet on the BEX IV list and therefore it would not have been known if a

renovation would happen. Mr. Best added that having a long-range facility plan helps in awareness for these situations.

Property Acquisition: Melissa Coan, Capital Financial Manager presented the Capital Fund Budget FY 16-17. \$10,000,000 has been set aside for property acquisition allowing the district to bid for property should it become available, e.g., Roosevelt reservoir. Acquisition proposals would go before the Board for approval. In response to a Director's question about whether construction delays can be financially quantified, as in the case of land use appeals or historical landmarking of buildings, Dr. Herndon stated that there are definitely costs associated with these items. He further noted that the University of Washington has very specific language which exempts them from landmarking and that the district would like the same language applied; seeking legislative approval will be part of the endeavor.

Director Blanford recessed the meeting at 6:20pm with the intent to reconvene for the Capital Projects Semi-Annual Report.

Work Session: Capital Projects Semi-Annual Report:

The meeting was reconvened at 6:25pm.

Richard Best presented the PowerPoint with Melissa Coan covering the financial aspects.

BEX IV Project Schedules: Richard Best reviewed the status of the current BEX projects stating that we do not have concerns about any of the projects not hitting opening day. In projects that were lagging behind, steps were being implemented to get the project back on schedule, i.e. acceleration or the addition of a project engineer and/or project superintendent. It was remarked by Directors that the BEX Oversight Committee has brought good value to the BEX program.

Technology Funds: Per a request by Director Peters, a breakdown of the technology funds will be sent distributed.

Lander Overpass: Superintendent Nyland reported that the City is in the process of considering a vehicle overpass at S Lander St. This would impact the John Stanford Center, possibly taking out the front parking and removing the ingress or egress for the delivery trucks. Kathy Johnson, Facilities Program Manager, and Bruce Skowrya, Facilities Director, represent the district at these meetings.

Adjourn:

After thanking staff for their presentations, Director Blanford adjourned the meeting at 7:04pm.