

Board Special Meeting Work Session

October 10, 2018, 4:30pm
Auditorium, John Stanford Center
2445 – 3rd Avenue South, Seattle WA 98134



Minutes

Call to order:

Director Mack called the meeting to order at 4:31 pm. Also, in attendance were Directors Harris, DeWolf, Geary, Pinkham, and Patu and Superintendent Juneau. Director Burke participated via phone.

The meeting was staffed by Associate Superintendent Flip Herndon and the Director of Capital Projects and Planning, Richard Best.

Welcome/Introductions

Director Mack welcomed attendees and reminded participants that they need to complete the work session in one hour.

Work Session Outcomes

Dr. Herndon identified the intended outcomes of the meeting as achieving consensus concerning the identified projects and financial amount for the Building Excellence (BEX) V capital levy. He then reviewed the timeline for decisions and action to advance the BEX V levy. He reminded the Board that final decisions must be reached and implemented by the December 5, 2018, Board meeting to make the Special Election deadline for the levy.

Proposed Alternative Project Scoring Methodology

Richard Best provided background as to why staff had made changes to the scoring applied to the proposed projects. He reminded the Board of Director Burke's comment at the September 26, 2018, Board Work Session, questioning the granularity of the Racial Equity Scoring. He noted that this comment was also echoed in the last community meeting and e-mails received from the public concerning projects for BEX V. Therefore, the Capital Projects and Planning engaged the district's Director of Research and Evaluation, Eric Anderson, to identify a more granular option. Dr. Anderson recommended utilizing the school Equity Index in lieu of the Equity Tier. He noted that the Equity Index scores are developed for each school to two decimal points and are the basis for the Equity Tier methodology utilized for the Weighted Staffing Standard (WSS).

Director Mack reminded the Board the scoring method is intended to support the Board of Director's in decisions about which projects are identified for the BEX V levy. Scoring is based on the guiding principles established by the Board in May 2018. Equity is the overarching principle.

Dr. Eric Anderson joined the meeting presenters and referred to the hand-out on BEX V Project Scoring. He explained that one side of the handout summarizes the project scoring and the other side of the handout provides a detailed breakout of the capital measures used in scoring the projects. He described the differences between the two methodologies for scoring. In the first version, the team applied the Equity Tier. It is a four-tier measure employed in the WSS process. It was initially selected because it is widely understood by the school board and district administrators. The Equity Tier provides a weighting that adjusts the project ranking to the schools most affected by equity. However, it is not as granular as the underlying Equity Index. Based upon Director Burke's comment and input received from the public at

community meetings and by e-mail, staff were recommending adjusting the equity scoring to utilize the equity index. In addition, he noted Director Burke's question at the October 4, 2018 Operations Committee meeting regarding score normalization, and noted the team applied a minimum-maximum normalization method so the weights applied were more accurate.

Director Mack questioned how much the change in scoring method changed each projects score.

Dr. Anderson explained that the top 12 – 15 projects didn't change but their order within did. The adjustments made a difference for a few schools, but the overall portfolio is consistent.

Director DeWolf asked about a future opportunity for Board refinement of the Equity Tier to be more intentional. Dr. Anderson explained that, yes, the district will be reviewing the WSS process again and we need to make sure that it's working for everyone for its purposes.

Director Pinkham noted that the team used right-size capacity with 2021, but equity is based on 2017 numbers. He asked how much the equity score is expected to change by 2021.

Mr. Best replied that Enrollment Planning's 5-year projections do not include student population racial breakdown, only the numbers of students. Dr. Herndon elaborated that it's hard to project based on demographics because so much changes (people move, income changes, etc.). Staff can look back, but the projections are number of students, other than looking at what trends have been. He added that we do know that the Free and Reduced Lunch population is going down which speaks to lower income families moving out of the city. Director Mack added that the new Facilities Master Plan will coincide with the 2020 census and will hopefully be more robust with that data.

Director DeWolf noticed that Kimball moved up in the more granular scoring. He inquired into the effects of different ways of "slicing" the data and if other schools would rise to the top of the list. Dr. Anderson explained that this version of the scoring isn't sliced, rather staff let the index speak for itself. Mr. Best added, that staff used a more granular methodology for applying equity that already existed. Staff used the equity index in lieu of equity tiering, based on feedback from Director Burke and the public, who were seeking greater granularity surrounding equity. Dr. Herndon concluded that the priority wasn't to move schools up in priority, but to ascertain if applying greater granularity influenced the project list.

Mr. Best reviewed the new list explaining that the schools in top third generally remained there as Dr. Anderson had previously noted. He clarified that the order shifted amongst those schools with Kimball, Sacajawea, Washington and Whitman rising up the project list, while Wedgwood and North Beach fell down the project list. He also added that the district's lack of interim sites is starting to have an impact, so in the case of Sacajawea, staff proposed beginning design for Sacajawea, as this would allow us to not lose a year utilizing interim sites when beginning BEX VI.

Director Geary asked if there was a chance that the district could identify funding outside of BEX or if the team was predetermining future BEX lists with this \$4M spent on design at Sacajawea. Best clarified that it was not a matter of predetermining projects for BEX VI. Rather it was about ensuring the ability to proceed with the projects when the funds are available. He recognized that some boards are reticent to make decisions for future boards, but with the limited number of interim sites in the district, staff needed to maximize their use for modernizing or replacing existing schools.

Director Harris requested the assurance that all the identified projects had been evaluated for keeping students on-site while building on-site rather than bussing students to an interim site. Best confirmed that all projects had been evaluated for retaining students on-site when constructing or modernizing an existing school. He further noted that both Sacajawea and Aki Kurose would have to move to interim

sites. He noted that the parks adjacent Sacajawea and Aki Kurose had been or are planned to be improved soon and he did not anticipate the city swapping sites with the schools. Director Harris –probed into the district’s relationship with the city, citing more respect and communication between the two parties. She asked about including funds for remediation of the parks if the district was able to use them. Best replied that he had not discussed these schools with the Parks department. Best continued that projects will build in place at Rainier Beach HS and Northgate elementary. However, the other projects on the list, because of other site conditions, will require relocation, including: Viewlands, Mercer, Kimball, Rogers, Montlake, West Seattle and Alki.

Director Mack requested clarification that short and intermediate capacity management included removing some of the oldest portables. Mr. Best confirmed that the district budgeted \$1.5M for portable management and is planning to demolish some of the oldest portables on the school sites.

BEX V Capital Levy Proposed Project List

Director DeWolf inquired into ADA compliance for students with physical needs and whether the list had been reviewed with the Seattle Special Education PTA to identify schools needing accessibility supports. Best explained that it was reviewed by Facilities and Special Ed personnel, staff haven’t completed an ADA assessment at this time.

Director Burke inquired into the cost change for Kimball from \$66M to \$74M. Best explained that two options were listed for Kimball at September 26, 2018 Board Work Session. He clarified that new enrollment data provided by Enrollment Planning for 2018-19 indicated a need for a larger, 650 students, Kimball building.

Director Harris raised two questions. First, she wanted to know if there were any other significant changes, from the September 26th meeting, to be highlighted at this meeting. Best replied that the big change is in building systems, reflecting the Board’s request that the levy funds provide more smaller projects and touch more schools. He noted that there are no other surprises, but there is a significant financial sum added to the building systems and repairs projects to either repair failing systems or implement major preventative maintenance at District schools. Director Harris thanked the team for being responsive to the Board.

Director Mack questioned the planned student size of the proposed projects. Mr. Best explained that a school’s site size has an impact on how large the school could be. He noted the following:

- Viewlands - 650 students
- Northgate - 650 students
- Rogers - planned for 650 students but constructed for 500 students as part of BEX V
- Sacajawea - small site, 500 students, with no ability to expand
- Montlake - small site, 500 students, could co-locate some Sp. ED programs as easily accessed
- Kimball - 650 students
- Alki - small site, 500 students, with no ability to expand
- Mercer – 1,000 students
- Aki - 1, 000 students
- Rainier Beach High School – 1,600 students

Director Mack noted that building replacements aren’t only limited to condition but also affect capacity. Best added that the LINK light rail will open in Northgate and increase capacity needs in that area. Herndon added that in addition to classroom spaces, rebuilds address the size of administration, cafeteria and gymnasium. He highlighted that Montlake doesn’t have some of these spaces and that some of the

district's buildings were not designed for the current educational program the district strives to deliver now.

Director DeWolf asked about boundary changes and Washington Middle School's under-enrollment. Director Mack explained that staff were beginning those conversations and proposals about boundary changes throughout the district. She identified an upcoming Boundaries Work Session tentatively scheduled for November 27, 2018.

Mr. Best noted that the building systems repairs and replacements list identifies 49 schools to receive these improvements. He noted that the proposed improvements at each elementary, middle, and high school either received a score of four or a five on the McKinstry facilities conditions assessment, indicating significant need for repair or were planned to be implemented to minimize future maintenance. Mr. Best also noted a few points of consideration: would the school be on BEX VI; could we get the school to BEX VI with implementation of minor system repairs in lieu of major system replacements; or would the proposed projects trigger a substantial alteration clause in the City of Seattle's building code.

Director DeWolf expressed concern about referring to BEX VI, when the downtown elementary school still wasn't on BEX V. Dr. Herndon noted that it was more appropriate to say, "a future capital levy." Director Mack added that the district ought to expand its legislative asks, such as distressed schools grants, and pursue other funding opportunities, thus calling it "future dollars."

Director Mack raised the issues at Memorial Stadium, citing bathrooms beyond disrepair. Herndon agreed that staff can identify that issue. He clarified that funds are allocated for planning at that site but not work on that site.

Director Burke asked about playgrounds. He also wanted to know how the district was leveraging technology to reduce long term costs through automation.

Mr. Best replied that the project addressed 20 elementary school playgrounds, beyond the schools on the major project list. He noted that the plan is to address significant issues at as many elementary schools as possible. The schools have been prioritized with Gretchen DeDecker. He further noted that playground equipment will be a BTA V capital levy request. Playground equipment lasts 10-12 years, therefore the plan would address 25% of the schools with every levy measure.

Krull spoke to technology. He noted that the investment in BEX V in digital transformation addresses automation and business systems. He noted that the district's primary business system is over 16 years old and would be replaced. He highlighted that the upgrades would save the district money. For example, he identified the automation of the enrollment system, saves thousands of hours processing applications.

Director Mack noted the time at 5:30 p.m. She requested any closing questions from the directors. She noted that, now, 55 schools would be touched by the levy. She reminded directors to communicate how many schools were benefiting from the capital levy and in what ways.

Next Steps/Meeting Wrap-up

Director Mack referred the Board to the introduction and action dates for the BEX V Levy resolution. She added that community input was still welcome. She thanked staff for being responsive to the Board's vision for the levy.

Director Mack adjourned the meeting at 5:35pm

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