

# BOARD SPECIAL MEETING OPERATIONS COMMITTEE



2445 – 3<sup>rd</sup> Avenue South, Seattle WA 98124

Stanford Center, Board Conference Room  
Thursday, January 19, 2017

## Approved Minutes

Director Stephan Blanford called the meeting to order at 4:30pm. Directors Jill Geary and Scott Pinkham were also in attendance. Associate Superintendent Flip Herndon and Capital Projects Director Richard Best staffed the meeting.

The agenda for the meeting and minutes from the December 15<sup>th</sup> meeting were approved.

**Monthly capital financial report – October 2016:** Richard Best presented the financial report for October. He noted that the \$3.9 million deficit in BEX IV was due to the early construction of Arbor Heights. This deficit will decrease as levy collections improve cash flows. There are no significant variances from previous months.

**BEX IV, Purchase of projectors for new schools opening September 2017:** Crystal Kowsky stated this BAR is for the purchase of interactive projectors for new schools. The amount is not to exceed \$315,000.00 plus Washington State sales tax; currently \$250,000 has been identified and will increase as projects are nearer completion. Approval of a vendor will come to the Board in February.

Discussion followed on the equity analysis section and whether this was equal or equitable access. Directors felt that this section should be completed by people well trained in equity analysis; if not possible, the section should be left blank. Director Blanford said this perhaps is a topic for a larger conversation, as directors are not interested in a pro forma response. They then moved this item forward to the full board for consideration.

**BEX IV-BTA IV, Daniel Bagley Elementary School modernization and addition project, Resolution 2016-17-8, Certifying the racial imbalance analysis:** Richard Best stated this project would be for 10 classrooms, a gym and modernization of the building. Bagley is not currently racially imbalanced and the project will not create or aggravate racial imbalance. This certification is required for State funding assistance of approximately \$1.5 million. The committee moved this item forward to the full board with a recommendation for approval.

**BTA IV, E.C. Hughes Elementary School, Approval of the constructability review report:** Richard Best stated a MENG analysis has been completed for E. C. Hughes. The project is for mechanical and structural modernization and not modifying the layout. Some key issues were identified which would reduce need for change orders. The cost of the review was \$34,960.00.

This is part of the process to be eligible for State funding assistance. The committee moved the item forward to the full board with a recommendation for approval.

**BTA IV, E.C. Hughes, Resolution 2016/17-9, Approval of intent to construct:** Richard Best stated the approval of the resolution of intent to construct is part of the state D-form process to be eligible for state funding assistance. The committee moved this item forward to the full board with a recommendation to approve.

**BTA IV, E.C. Hughes, Resolution 2016/17-10, Approval of the 5-Year Use/30-Year building life:** Richard Best stated this certification is also required for the state D-form process. The 5-year use/30 year building life is typical. The committee moved this item forward to the full board with a recommendation for approval.

**BEX IV, Loyal Heights Elementary, Resolution 2016/17-11, Approval of the 5-Year Use/30-Year building life:** This was over looked when Loyal Heights was brought forward. The committee moved the resolution forward to the full board with a recommendation for approval.

**BTA IV, Robert Eagle Staff Athletic Field, approval of amendment No. 2 to construction contract P5034 with Lydig Construction:** Richard Best said this item is to approve an amendment to the contract with Lydig Construction for placement of a synthetic turf athletic field between Robert Eagle Staff and Cascadia schools. Styrene Butadiene Rubber (SBR) aka crumb rubber was not recommended by an independent ad hoc committee of experts from both private and public agencies who reviewed bids. They found cork (a fairly new product) to be less expensive with about the same life span. The State of California is studying cork, with a report due out 2019. Any physical issues from cork, like other products, are manageable by showering for those who are concerned. The committee moved this item forward to the full board with a recommendation for approval.

**BTA IV, Ballard, Garfield and West Seattle High Schools roof replacement, approval of budget increase:** Richard Best reported that additional repairs for these roofs have been identified, and there are increased costs due to the landmark status of buildings. When asked if there was any recourse with the contractor, he said the six-year warranty has expired. He also noted that continued damage is possible on Ballard and West Seattle and could add costs in future years if this work was not done properly. The committee moved the item forward to the full board with the recommendation for approval.

**BEX IV, Jane Addams Middle School, Phase 4, Program budget transfer to the repurposing and seismic improvements project:** Richard Best reviewed the detail of the budget request, and the committee moved the item forward to the full board with a recommendation for approval.

**BTA IV, Ingraham High School classroom addition, award contract K5086 for GC/CM construction manager services to \_\_\_\_\_.** Richard Best said this GC/CM project would add 20 classrooms at Ingraham; bids were opened January 17<sup>th</sup>. The Ingraham High School Classroom Addition project was presented to the State Capital Projects Advisory Review Board (CPARB) in December 2016, and Cornerstone scored the highest. The Guaranteed Maximum Price is not to exceed \$25,972,700.00. Director Geary asked about the \$18 million difference between the \$21 million allowable construction cost and the budgeted \$39 million,

and Richard said the difference goes to soft costs like permits and connections. (Typical costs are 60% to construction and 40% to soft costs.) The committee moved to forward the item to the full board for consideration.

**BTA IV, Daniel Webster School modernization and addition, award contract K5073 for GC/CM**

**Services to BNBuilders:** Richard Best said Webster School, more commonly known as the Nordic Heritage Museum, project is for a gymnasium and seismic improvements and updates. There is no decision on a program. This is a GC/CM construction delivery method. The higher bid is being recommendation because of a higher score and qualifications It was clear from written documents that BNB is more qualified. BEX Oversight Committee members also reviewed the bid and recommendation. The committee moved the item forward to the full board for approval.

**Approval of three 2016-17 International Union of Operating Engineers (IUOE) Unit A salary schedules effective September 1, 21016.:**

Stan Damas said contract language provided for a salary study before the 2016-17 school year. The salary study supported a salary adjustment in the salary schedules for custodial, mechanical coordinator and grounds/gardeners. The increase is 3%. The increase helps to further racial and gender equity in that of these are not the highest paid employees and a significant number are minority. The committee moved the item forward to the full board with the recommendation to approve.

**Capacity Management 2017-18 School Year:** Joe Wolf said that because of class size increases, fewer homerooms are needed and the amount of dollars is decreased. The only capital solution is one space found at Garfield. It may require restructuring the day. If we have to reconfigure schools, we need to think of a communication plan. Director Geary asked for the BAR to be adjusted to include Decatur. The committee moved the item forward for consideration by the full board.

The meeting adjourned at 6:47 pm.

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