

Board Special Meeting
Operations Committee
September 10, 2020, 4:30 – 7:30 PM
Meeting held remotely



Minutes

Call to Order

1. This meeting was delayed as committee members joined from a previous board work session and was called to order at 4:47 p.m. Directors Mack, Hersey, Rankin and Rivera-Smith participated with Microsoft Teams or by phone.

This meeting was staffed by Chief Operations Officer Fred Podesta, Director of Capital Projects Richard Best, Capital Finance Manager Melissa Coan, Interim Director of Operations Treena Sterk, Principal Carla Holmes, Director of Facilities Operations Frank Griffin, Resource Conservation Specialist Rina Fa'amoe Cross, Manager of Major Preventative Services Noah Greenburg, Principal Dr. Sarah Talbot, and Director of Enrollment Planning Ashley Davies.

Director Mack noted that the meeting was being held remotely consistent with the Governor's proclamations prohibiting the meeting from being held in person due to COVID-19. Director Mack noted that the public had been provided remote access through Microsoft Teams and teleconference.

2. Approval of agenda

Director Hersey moved to approve the agenda. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes).

3. Approval of meeting minutes

Director Rankin moved to approve the 8/13/20 meeting minutes. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

Standing Agenda Items

1. 2020 Committee Work Plan, and Facility Capital Projects BAR Management Schedule

Director Mack conveyed that the Operations Committee Workplan will be updated to include the Board policies coming to the committee when the Executive Committee has finalized those decisions.

Mr. Best reported that there will be many BARs coming to the committee's October meeting and suggested that more time be scheduled for that event.

2. Capital Financial Budget Report

Ms. Coan referred to the Capital Financial Budget Report through July, 31, 2020. She confirmed that recent technology spending, to support remote learning in the district, will appear on the fiscal year close-

out in August. Many items still had not posted at the time of the July 31 report. Director Mack reiterated her request for a Technology Budget report to the Operations Committee.

3. Capital and Operations Community Engagement

Mr. Podesta referred to the schedule of Board committee meetings listed at the end of the agenda. Mr. Best reported on community engagement in response to concerns from the Kimball Elementary School community, including materials and a virtual walk-through posted on the district's website. He confirmed that further conversations with community leaders were planned.

4. Design Modification/Construction Change Order Review

Mr. Best referred to the Change Order log from his August 14th meeting with Director Rivera-Smith, which was included in the committee packet.

Board Action Reports (Discussion and/or Action)

1. Approval to name the Daniel Bagley Elementary School primary wing (south first floor) in honor of Mrs. Barbara Stone

Principal Carla Holmes reported on the process and the significant community support for naming the new wing at Bagley Elementary School for Mrs. Barbara Stone.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

2. Approval to Renew Refuse Disposal & Mixed Waste Recycling Collection Services, Bid No. B01753, with Recology CleanScapes, Inc.

Ms. Fa'amoe-Cross provided background on the one-year contract renewal with Recology CleanScapes. She confirmed that right-sized containers and frequency of service had been adjusted in response to remote learning and the subsequent reduction of waste at school buildings.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

3. BEX V: Award State Master Contract #05416, Classroom Lock Security Upgrades for the secure lockdown project

Mr. Greenburg provided background on the contract for classroom locks that lock from the inside, rather than the outside, to provide increased security in the case of a lockdown emergency. The contract allows the district to purchase the locks in bulk, for a reduced price, rather than smaller increments. The committee discussed the possibility and dependencies for accelerating the installation of the locks.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

4. BTA IV: Award Contract P1766 to perform seismic analysis services for the Seismic Building Assessment

Mr. Best provided background on the contract for complete seismic assessments of fifteen buildings that were not previously assessed. He reported that the results of these evaluations would serve as evidence for negotiations with the City of Seattle regarding an ordinance under consideration, which would mandate seismic improvements to buildings with unreinforced masonry.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

5. BEX V: Approval of the Site-Specific Educational Specifications for Kimball Elementary School Replacement project

Mr. Best provided background on site-specific educational specifications and how they are employed by architects. He confirmed that shared spaces would be standard size. He committed to providing a Friday Memo to the Board about the various communication methods employed to engage with the Kimball school community.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

6. BEX V: Approval of the Site-Specific Educational Specifications for Northgate Elementary School Replacement project

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

7. BEX V: Approval of the Value Engineering Report for the Northgate Elementary School project

Mr. Best referred to OSPI form D-7 and provided background on the value engineering process. He reported an estimated savings of \$839K for the project resulted from this process.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

8. Distressed School Grant Award Architectural & Engineering Contract P1692 to Studio Meng Strazzara Architecture for the Madison Middle School Eight Classroom Addition project

Mr. Best reported that this contract is for design services, only. The new design will remove classroom portables and add classrooms and restrooms.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

9. BEX V/BEX IV: Award Architectural & Engineering Contract K1386 to Rolluda Architects, Inc., for the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project

Mr. Best provided background on the project. He confirmed that this contract is only for architectural and engineering services.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

10. BTA IV/BEX V: Award Construction Contract P5137, Bid No. B082097, to _____ for the Garfield High School Upgrades (Waterproofing & Exterior Door Repairs) project

Mr. Best provided background on the project. He clarified that the bids for the project open on 9/16/20 and will be included in the BAR for Board Introduction.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for consideration. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

11. BEX V: Award Contract P5152 for General Contractor/Construction Manager (GC/CM) to Cornerstone General Contractors Inc. for the Van Asselt School Addition project

Mr. Best identified the type of services covered by the contract, such as input to the architect about how to build the structure and minimize impact to the existing building on the site. He provided background on the project. He confirmed that the project was approved by CPARB for GC/CM.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

12. BEX IV: Approval of Budget Transfer from the BEX IV Program Underspend for the Synthetic Turf Playfield Improvements at Hazel Wolf K-8 at Pinehurst School project

Mr. Best provided background on the project. He confirmed that natural grass cannot support the student capacity at the school.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

13. BEX IV: Approval to Utilize Funds from the BEX IV Program Placement Commitment Item fund a School Based Health Center project at Lowell Elementary School project

Dr. Talbot provided background on the project, highlighting the funding sources, planning process, and intended service population of the clinic. She confirmed that this BAR is for the building project. She clarified that providers, funding, and a tentative schedule were already in development.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval. Director Hersey seconded. This motion passed unanimously. (Directors Mack, Hersey, and Rankin voted yes.)

Mr. Best presented five final acceptance BARs for approval.

14. BTA IV: Resolution 2020/21-3, Final Acceptance of Contract K5099 with King County Directors Association (KCDA) for the Cleveland High School Field Lights project
15. BEX IV/BTA IV: Final Acceptance of Contract No. P5098 with CDK Construction Services, Inc., for the Dearborn Park Elementary School Roof Replacement & Seismic Upgrades project
16. BEX IV: Final Acceptance of Construction Contract P5099, bid number B11722, with CDK Construction Services, Inc., for the Eckstein Middle School Seismic Improvements project
17. OSPI Distressed School Grant: Final Acceptance of Contract K5116, Bid No. B11824, with CDK Construction Services, Inc., for the Eckstein Middle School Exterior Sunshade Installation project
18. BTA III: Final Acceptance of Contract K5106 with Western Ventures Construction, Inc., for the John Muir Geothermal Wells project

Director Hersey made a motion to move all five items forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously. Directors Mack, Hersey, and Rankin voted yes.)

Special Attention Items

1. 2020-21 Transportation Murphy & Associates Contract

Mr. Podesta referred to a memo in the committee packet that outlined a contract renewal for a contractor to distribute and manage Orca cards for both the City of Seattle and Seattle Public Schools. He confirmed that the annual renewal amount was \$140K. The committee agreed to the contract renewal.

2. Process and timeline for community engagement and board action for 2021-22 boundary changes & Student Assignment Transition Plan (SATP)

Ms. Davies provided background on Enrollment Planning's strategy for virtual engagement with school communities and engaging the Capacity Enrollment and Facilities Master Planning (CEAFMP) Advisory Committee in the analysis and proposal review of capacity issues and applications of the Racial Equity Toolkit. She updated the committee on the status of capacity mitigation at Green Lake Elementary and Mercer Middle School.

She outlined a five-step strategy for virtual community engagement on capacity issues: develop a webpage for each school providing comprehensive information on the capacity issues; employ Let's Talk to collect questions and suggestions from the public; partner with community organizations to participate in their virtual meetings; review the data collected from these methods; prepare a BAR to be presented to the Operations Committee and full Board.

Ms. Davies provided background on the SATP. She conveyed that the Enrollment Planning team is examining how students are assigned to "set asides" in order to make that a more equitable process. The team is also reviewing the definition of "native speakers" and how to prioritize seats for those students.

She reported that Daniel Bagley Elementary School is in early conversations about the segregation between its Montessori and Contemporary classrooms. The community is interested in how to transition to a model that eliminates separate set-aside seats for the Montessori program. The committee discussed the work the Bagley community has performed, so far, and the process for bringing this decision to the Board. Ms. Davies committed to providing a Friday Memo to the Board on the issues emerging from Montessori programs and providing the status of the Montessori math curriculum at Leschi and Graham Hill.

Director Mack requested the timeline for virtual community engagement in a document and a Friday Memo to the Board.

3. Facilities Joint Use Agreement Overview

Mr. Podesta referred to memo in the committee packet outlining the current state of the Joint Use Agreement (JUA) between the district and Seattle Parks and Recreation. He provided background on the history of the relationship and how the two agencies prioritize each other's programs. He reported that while the JUA was up for negotiation in the summer of 2020, the agencies agreed to an extension of the current contract through August 2021, considering the effects of Covid-19. However, they could return to negotiations and execute a new contract earlier than that. Mr. Podesta provided an overview of the issues the two agencies want addressed in the new agreement. The committee discussed the role of the JUA in considerations of an outdoor education model. They also raised concerns about equity of access to club sports and use of Parks facilities. They requested that the new JUA be evaluated for racial equity, in accordance with the district's values.

Director Hampson requested clarity on the timeline for negotiating the new JUA.

Director Rankin requested that the task force on outdoor education include seats for City of Seattle officials.

Director Mack requested an update on the JUA timeline for the committee's October meeting.

4. Policy 6800 Annual Report

Director Mack noted that a memo on this topic was provided in the Operations Committee packet as a written update.

Adjourn

This meeting adjourned at 7:41 p.m.

Minutes submitted by:

The Office of Chief Operations Officer Fred Podesta