

## **BEX/BTA Capital Programs Oversight Committee**

### **Report to Board of Directors**

**John Palewicz**, Committee Chair

**Steve Goldblatt**, Committee Vice-Chair

April 18, 2019

#### **1. Committee Members**

- Freeman Fong Architect, Freeman Fong Architecture
- Steve Goldblatt Professor Emeritus, Construction Management, UW
- Duncan Griffin Architect, Principle HDR Architects
- John Palewicz Architect, Capital Projects Director, UW, Retired
- Rob Stephenson Development Manager, Seneca Group
- Steve Tatge Architect, Executive Director, Major Projects, UW
- Daniel Williams Architect, DWA design
- Janet Donelson Senior Vice President, Trammell Crow Company
- Sherry Edquid Project Management, Contract Administration
- Warren Johnson Director of Business Development, Walsh Construction
- Kyle Wang CEO, AdvEn Industries

#### **2. Meetings**

Since the last report November 1, 2018, the Committee has met monthly, to review the planning and development status of projects that are part of BEX IV and BTA IV Programs. We have also reviewed the closing out of the BEX III program as well as the development of the BEX V program. We meet for two hours and typically spend half the time reviewing current projects and the overall program budget, with an emphasis on discussing current critical issues, and the second half discussing specific and overall aspects of the program.

#### **3. Project Status Reports**

The committee, rather than receive a review of each BEX project at the meetings, discusses significant identified issues for particular projects. This focusing will allow us to spend the time to understand the critical issues and provide our input. The committee members do read the monthly status reports before the meeting and can bring questions to the meeting.

#### **4. Financial Reports**

The committee is reviewing and commenting on the monthly financial reports for the BEX III, BEX IV and BTA IV. These reports are distributed directly to the committee members.

#### **5. Project Reviews**

The Committee reviews and comments on the design presentations, typically given by the architect, project manager and sometimes the school's principal. We provide comments but do not approve or give direction on the design.

#### **6. November 9, 2018 meeting**

Four new Committee members had been chosen by the School Board and three were attending their first meeting, they introduced themselves, with a summary of their backgrounds, to the Committee. The current members and SPS staff present introduced themselves and then the committee charge was reviewed and the organization of the capital project office. With the new members and the departure of Dr. Flip Herndon, there were a number of changes. The proposed BEX V levy proposed projects and budget were presented and discussed.

#### **7. December 14, 2018 meeting**

The BEX V levy project locations were explained using a map provided and an update on the process to explain the levy to voters was detailed. Board requested Racial Equity Training presentation was given and discussed including how this has affected the distribution of proposed levy projects.

#### **8. January 11, 2019 meeting**

The BEX V levy informational process was updated. As a follow up to the Board's 2012 Green Resolution, which focused on reduced energy use, this was studied for schools that opened in 2016 and 2017. The purpose was to identify which schools were operating most effectively and apply lessons learned. All the schools in the study had an Energy Use Intensity (EUI) of less than 30, while most elementary schools in Washington have an EUI of 40.

#### **9. February 8, 2019 meeting**

Fred Podesta, new COO, was introduced and the Committee members gave their backgrounds. A status report was given on the district's drinking water program, recent test results and proposed remediation plan. A presentation was given on using "alternate public works" in delivering projects in Washington, the district has been successfully using general contractor/construction manager (GC/CM) on a number of projects.

#### **10. March 8, 2019 meeting**

All were very happy with the recent approval of the levies. A number of projects have experienced schedule impacts with the operator strike and inclement weather and the district is working to mitigate this impact. The proposed Capital Levy Implementation Plan was reviewed and discussed including the rationale for scheduling of individual projects. The Committee discussed the delegated authority of the Capital Projects staff to execute the Implementation Plan.

#### **11. April 12, 2019 Meeting**

It was mentioned that the solicitation for BEX V Project Management/Construction Management services to augment the district staff was posted. The BEX V Implementation Plan presentation was continued from last meeting. The Committee felt that following an approved plan, which is only modified as circumstances require, is important.

## 12. Items of Importance

- a. **BEX V Implementation Plan** – The BEX V Levy Program will have a better chance of success if the Implementation Plan is followed as developed, modified only as required to meet new or unanticipated circumstances.
- b. **Capital Projects Delegated Authority** – The delegated authority of the Capital Projects Staff should be increased to allow greater efficiency in the delivery of the approved projects and budgets.
- c. **Agency Certification** – Public Agencies that have successfully used alternate public works delivery methods, like general contractor/construction manager (GC/CM), can apply for a three years certification rather than bring each individual project for approval, saving significant time and expense.
- d. **Portables** – Though use of temporary facilities to accommodate changing space needs seems to be unavoidable, buildings need to be planned to integrate this use, either as components of the building or additions, and developed within an overall coherent plan.