

# Board Special Meeting

## Oversight Work Sessions: Capital Projects Annual Report; Executive Session: to Evaluate the Performance of a Public Employee

April 20, 2017, 6:00pm-8:00pm

Auditorium, John Stanford Center

2445 – 3<sup>rd</sup> Avenue South, Seattle WA 98134



### Agenda

#### Call to Order

This meeting was called to order at 6:02pm. Directors Blanford, Geary, Harris, Pinkham, Patu, and Peters were present.

#### Oversight Work Session: Capital Projects Annual Report

The meeting was staffed by Superintendent Larry Nyland, Associate Superintendent for Facilities and Operations Flip Herndon, Capital Projects Director Richard Best, and the three Capital Projects senior project managers: Eric Becker, Lucy Morello, and Mike Skutack.

Richard Best opened the session by outlining the presentation, noting as part of the 2016 celebrations that Hazel Wolf K-8 was awarded the 2016 Daily Journal of Commerce building winner. It was also awarded a 2015 World Architectural News runner-up for elementary education.

Department priorities: Mr. Best noted that priorities included:

- Students coming first and providing the best possible educational environment;
- High quality teaching and learning are keys to student success and providing the best possible educational environment for staff to lead and support student development;
- High performing effective leadership, accountability, effective organization and an engaged community by involving the school and community in the design of new facilities; and
- Managing resources in a fiscally prudent manner and search for opportunities to minimize the use of local taxes.

In response to a question from Director Harris, Mr. Best said high school and elementary educational specifications (ed specs) have been recently updated, with extensive involvement by school leaders, staff and community; the middle school educational specification is scheduled to be updated summer 2018. Ed specs are continually reviewed and updated in six-year cycles.

Mr. Best said that in addition to academic leadership involvement in planning, the integration of Facilities staff into planning and construction oversight is an important addition to the program. Director Blanford questioned staff allocations to Capital, and Mr. Best said they reach out to department heads retrospectively to confirm allocations and prevent potential audit findings.

In response to questions from Director Patu regarding remodels in the southeast, Mr. Best said that BTA IV has 20 projects, equally weighted throughout geographic areas. Determinations are based on facilities needs, and a consultant is currently implementing master plan studies in preparation for BEX V. Dr.

Herndon noted that major capital renovations are based on building conditions and capacity as well and said he would send directors a map that shows proportion of dollars spent by region.

A robust discussion followed on the projects in BEX IV and BTA IV, with Mr. Best noting there was a significant workload underway in 2016, including:

- Planning efforts around the \$475.3 million BTA IV Capital Levy.
- Closing out Horace Mann and Cedar Park projects.
- Completing the construction and activation/occupancy of five projects – Arbor Heights, Genesee Hill, Thornton Creek, Hazel Wolf K-8, Seattle World School.
- Managing construction of five additional schools – Cascadia, Olympic Hills, Jane Addams Phase 3, Meany Middle, and Robert Eagle Staff Middle.
- Continued design activities on Loyal Heights and Lincoln High School.

Senior project managers reviewed individual projects:

- Arbor Heights: Lucy Morello said that \$1.4 million was saved by accelerating from the 2018 schedule to 2016 to help with projected escalation costs now occurring. The original plan for the school was 490 students, but bids came in allowing the district pick-up the bid alternate to add another 170 seats.
- Genesee Hill: Eric Becker gave community involvement credit for the success of this project. Director Geary asked about geothermal wells, and Mr. Becker said this is a conventional heating and ventilation system that is very energy efficient.
- Thornton Creek: Mike Skutack said that this building is designed for looping academic systems, where one teacher stays with students for two years. There was a Crime Prevention Through Environmental Design (CPTED) design on safety-space. He noted that this building was designed with an energy efficient geothermal heating system with a very low Energy Use Index.
- Hazel Wolf: Mike Skutack reiterated the international award for vision and progressive thinking in the area of education and urban design. As this was a call-in award, he noted the students in the building who love it may have had an influence on this award. Director Harris asked about skateboarding issues on the rubberized surfaces, and Mike indicated he was not aware of any problems concerning skateboarding.

Richard Best described lessons learned and strengths as:

- Ensuring that buildings are student and staff centered by including representatives from Teaching and Learning.
- Positive contributions of the Mechanical/Electrical coordinators.
- Making sure that when buildings are turned over to Facilities, there are no outstanding issues.
- Coordination of bidding activities with other school districts.
- Capital Accounting and timely financial and project information.
- Use of the BEX Oversight Committee as they truly are subject matter experts.

While there was a longer list of weaknesses in the presentation, Mr. Best went on to describe some weaknesses as:

- Identifying Owners performance requirements prior to passage of the capital levy.
- Sustainability goals and cost implications of the green resolution. The pathway to NetZero for BEX V will include discussion on how far we are willing to go. Director Harris asked about including environmental engineering into our levies, and Mr. Best said the district is pushing very hard in this area with the use of other revenue sources like the Department of Commerce grants for solar panels. Dr. Herndon said this is a continuing discussion with the BEX Oversight Committee, where the district does not lose sight of the fact that the primary function of these

buildings is to educate children, not to win awards. Staff continues to consider operational costs of the building.

- Establishing sustainability goals/measures during the capital levy planning.
- Considering agency certification for implementation of GC/CM projects as suggested by the State of Washington Capital Projects Alternative Review Board (CPARB); board and oversight committee comfort with this would be key. Ms. Geary asked if this would shift the cost from the state to us, and Mr. Best said they would likely remain the same. Director Peters suggested a presentation on this topic.

Discussion followed on: curriculum as part of capital during new building planning; infrastructure inclusion for portable for future school expansion; and, what construction costs are going to be in 2019 due to the current Seattle market.

Director Harris asked about increased community engagement and used opposition at Loyal Heights as an example. Dr. Herndon said that staff can always increase the number of opportunities for input, but noted there will always be some opposition to projects and their size because of growth in the city. He also said there will need to be a BEX V 2-4 hour presentation with the board.

This session ended at 7:07pm.

### **Executive Session: to Evaluate the Performance of a Public Employee**

Director Peters called the executive session to order at 7:09pm.

Directors Blanford, Geary, Harris, Pinkham, Patu, and Peters were present.

Superintendent Nyland was also present.

At 8:10 pm, Director Peters recessed out of the executive session.

### **Adjourn**

The Special Meeting reconvened at 8:10pm and there being no further business to come before the Board, Director Peters adjourned the special meeting at 8:10 pm.