

BEX /BTA Oversight Committee
April 9, 2021, 8:30 – 10:30 AM
Zoom Meeting

Minutes

1. Call to Order

- a. **John Palewicz called the meeting to order at 8:32 AM.**
- b. **Roll call**
 - i. **Committee members present:** John Palewicz, Freeman Fong, Daniel Williams, Janet Donelson, Duncan Griffin, Kyle Wang, Steve Tatge, Warren Johnson, Sherry Edquid, Steve Goldblatt
 - ii. **Committee members absent:** Rob Stephenson,
 - iii. **Board Directors present:** Lisa Rivera-Smith, Erin Dury,
 - iv. **Staff present:** Fred Podesta, Richard Best, Mike Skutack, Vince Gonzales, Becky Asencio, Jeanette Imanishi, Jen Lincoln
- c. **Approval of Agenda:** Janet Donelson made a motion to accept the agenda. Duncan Griffin seconded. The motion passed unanimously.
- d. **Approval of minutes** from March 12, 2021: Daniel Williams made a motion to accept the minutes. Kyle Wang seconded. The motion passed unanimously.

2. BEX/BTA Oversight Committee Board Member Introduction

Richard Best introduced Director Erin Dury, who replaced Director Eden Mack. Director Dury conveyed her experience in nonprofits and community-building. She shared that she has a son in fourth grade in Seattle Public Schools (SPS). She expressed her beliefs that public education creates the foundation for the betterment of society and our future.

3. BEX/BTA OC Membership Status Update (Best)

Mr. Best reported that the expiring committee member positions have not been advertised. He committed to advertising by the next committee meeting in May 2021. He added that the five members whose positions will be advertised will be informed when the advertisements are posted. Committee Chair, John Palewicz asked that the application be provided to all committee members to be disseminated to their networks. Mr. Best confirmed that June 30, 2021, is the planned start date for the new members.

4. Clean Energy Resolution

Mr. Best reminded the committee of the Clean Energy Resolution, sponsored by Directors DeWolf and Rivera-Smith, and its goals for SPS to be off of fossil fuels by 2040. He informed the committee of the resolution's direction for a Clean Energy Task Force to inform and support the district's work to achieve the goals.

Director Rivera-Smith reported that convening the task force was paused while staff focused on preparing schools for in-person learning. She confirmed that the task force remains a priority, but the timeline will be adjusted out of respect for staff responsibilities and resources. She invited committee members to serve on the task force.

5. Budget Update (Coan)

Mr. Palewicz reminded the committee that detailed budget updates would be presented twice a year. Melissa Coan recommended January (year-end) and June (upcoming fiscal year) for those deeper budget dives. Monthly reports to the committee would focus on project variances and budget transfers.

Ms. Coan noted that the Board approved revisions to Board Policy 6220 following the recommendations of the BEX/BTA Oversight Committee revising financial thresholds for Capital Projects. She committed to providing additional details at the May 14, 2021 meeting.

Ms. Coan reported on the BEX IV Program through February 28, 2021

- a. She reminded the committee that this is a more mature program, with 94% of the funds spent to date.
- b. She conveyed the status of major projects.
- c. She highlighted that there are no negative variances.
- d. She noted that the program contingency is approximately \$10M.
- e. She explained outstanding revenues, noting staff are working on collecting State Construction Assistance Program (SCAP) and Distressed School Grant (DSG) funds from the State of Washington.
- f. Mr. Best highlighted that several priority 1 seismic projects remain to be implemented and much of the reserve program contingency funds will be applied to those outstanding projects.
- g. Ms. Coan concluded the program is in the black.

Ms. Coan reported on the BTA IV Program through February 28, 2021

- a. She reminded the committee that this is a younger program, with 74% of the budget spent and a smaller program contingency at this time. She noted that savings from the Ingraham High School projects will be transferred to the program contingency in the near future.
- b. She explained that revenue, in the form of levy collections, will continue for the next couple of years.
- c. She concluded that the program is in the black.

Ms. Coan reported on the BEX V Program through February 28, 2021

- a. She reminded the committee that this is the youngest and largest of the capital levy programs.
- b. She highlighted one variance – the Leschi Elementary School project is over budget. Mr. Best added that while performing a planned four classroom addition, staff discovered that the fire alarm system needs to be replaced throughout the building. Ms. Coan explained that a budget transfer would address the overage.
- c. She conveyed that revenue collection is on track. The program is one year into a six-year levy cycle and \$240M had been collected.
- d. She concluded that the program is in the black.
- e. The committee and staff discussed the status of bidding on the upcoming projects. Jeanette Imanishi reported that bidding was proceeding well with a significant number of bidders and quality bids coming in at or below budget.
- f. Mr. Best conveyed challenges facing projects including significant supply chain issues with wood and structural steel and lack of subcontractors to install geothermal wells.

6. Project Status Reports (Best, Gonzales, Skutack, Imanishi)

Mr. Best reported on the BEX IV projects

- a. Wing Luke Elementary School was the last major project in this program. It received its Temporary Certificate of Occupancy and is beginning project close-out activities.
- b. Projects remaining in BEX IV will be implemented during the summers of 2021 and 2022 and are primarily seismic projects.
- c. Science classroom improvements at McClure Middle School will be performed summer 2021 and Eckstein Middle School summer 2022.

Mr. Best reported on the BTA IV projects

- a. Staff completed relocation of Licton Springs K-8 school to the Webster building with school opening for in-person learning on April 5, 2021.
- b. Two Distressed School Grants funded projects remain under construction at Frantz Coe and Magnolia Elementary Schools.
- c. Exterior cladding projects are beginning this summer at Ballard and Franklin High Schools.
- d. Most athletic fields and lighting projects, with the exception of Ingraham High School are complete and in closeout mode.

Mr. Best reported on the BEX V projects

- a. West Woodlands Elementary School is under construction while the school is housed at the John Marshall interim site. There are schedule concerns for this project and staff are monitoring closely. Completion of this project is critical as other schools will be housed at the interim site during the summer of 2021.
- b. The Van Asselt project bids fall 2021 with construction to start January 2022. This will be Seattle Public Schools first cross laminated timber (CLT) project. Mr. Best is

- interested to learn if CLT will be less disruptive for an occupied site and if it will indeed shorten the project duration, both claims made by CLT manufacturers. Steve Tatge offered to share lessons learned at the University of Washington regarding CLT projects. He highlighted concerns about Builders Risk Insurance. Mr. Best committed to scheduling a conversation with Mr. Tatge regarding CLT projects and their challenges.
- c. The committee and staff discussed changes in law for both GC/CM and potential carbon tax, highlighting potential influence on future district projects.
 - d. Projects at Asa Mercer International Middle School and Rainier Beach High School are design phase.
 - e. Bidding for additions at Madison Middle School and Leschi Elementary School are scheduled for summer 2021.

7. BEX/BTA Oversight Committee Role re: Review Project Presentations (John Palewicz)

Mr. Palewicz opened the discussion by reminding the committee that its charter does not highlight design review and comment. He reiterated the question the committee has been working with over the last few meetings, “What is the committee’s role regarding design review?”

The committee acknowledged that design teams appreciate their feedback, and in one example did change the exterior design based on committee comments. However, committee members also sought clarity about reviewing and responding to designs, such as when to review, how often, and in what capacity such as advisory or providing explicit direction.

The committee discussed the insights they bring to design, such as a holistic understanding of the design of a building, beyond its appearance. The committee also brings technical experience that might complement a design team’s expertise.

The committee recognized that it does not have a well-defined role of providing direction for designs nor did it have the time and resources to focus on design. However, the design process offered opportunities for discussing significant issues and creating awareness with examples cited, including: carbon reduction, energy conservation and cross laminated timber, or as members are invited to discrete events, like an SDAT meeting or charrette.

The committee identified two preferred times to participate in project design discussions. First, during the predesign phase as architects are beginning to review information about the site and identify specific constraints facing a project. Second, in the early schematic design phase when more specific feedback might be received and incorporated. Daniel Williams noted that this level of participation could happen at a subcommittee level, with specific and relevant expertise, or as a full committee.

Mr. Palewicz concluded the discussion by noting that the committee would revisit the matter at the May 14, 2021 meeting, using the Rainier Beach High School project as a test case. That

conversation would also address upcoming projects and which designs could come to the committee.

8. Rainier Beach High School - Schematic Design Presentation(Mike Skutack - SPS/Paul Popovich - Parametrix/Jordan Keil, Debora Ashland, Kristian Kicinski, Jean Stolzman - Bassetti Architects/ Curt Moody, Jonathan Moody, Anne Tait, Jakiel Sanders - Moody Nolan/ Craig Green, Tim Casad, Pat McGlothlin, Chris Coleman - Lydig Construction)

Mr. Best introduced Mike Skutack as the Senior Project Manager for the Rainier Beach High School project. Mr. Skutack presented the project background and introduced the team (listed above). He highlighted the roles of Angie Thomas and Virginia Bethea and their work concerning stakeholder engagement with students, teachers, staff, and the school's broader community.

The team opened the presentation highlighting the attributes of high achieving schools and their significance for this project. The design team acknowledged the community's desire for the school to be a "crown jewel" for the community.

The team presented detailed plans of the site, use of water and light, and representations of the cultures reflected in the school's community. Detailed plans also depicted interior layouts and emphasized long term flexibility of the academic neighborhoods. Significant attention was given to the building's sustainability measures, including energy efficiency, embodied versus operating carbon, responsible water use, daylighting, and ventilation.

Community engagement has been an active and important element of the design process for this project. It has been led by Monisha Harrell, Virginia Bethea and Angie Thomas. Engagement events have ranged from school design advisory team (SDAT) meetings, small group meetings with the school's community partners, contractor and potential sub-contractor meetings, and the exploration of apprenticeship opportunities. The design team has incorporated feedback from students, staff, and the broader community into the project design.

Mr. Palewicz concluded the presentation by inviting the team to the May 14, 2021, meeting to continue the discussion. He reiterated that this project was a good example for defining the committee's role in the design process. He also noted that the May meeting would address upcoming projects.

9. Adjourn

Mr. Palewicz adjourned the meeting at 10:31 AM.