

BEX /BTA Oversight Committee

June 11, 2021, 8:30 – 10:30 AM

Zoom Meeting

Minutes

1. Call to Order

- a. John Palewicz called the meeting to order at 8:33AM
- b. Roll call
 - i. Committee members present: John Palewicz, Steve Goldblatt, Janet Donelson, Sherry Edquid, Freeman Fong, Warren Johnson, Duncan Griffin, Steve Tatge, Kyle Wang
 - ii. Committee members absent: Daniel Williams, Rob Stephenson
 - iii. Board Directors present: Erin Dury, Lisa Rivera-Smith
 - iv. Staff present: Melissa Coan, Vince Gonzales, Becky Asencio, Jeanette Imanishi, Mike Skutack, Jen Lincoln
 - v. Staff absent: Richard Best
- c. Approval of Agenda: Janet Donelson made a motion to accept the agenda. Steve Goldblatt seconded. The motion passed unanimously.
- d. Approval of minutes from May 14, 2021: Steve Goldblatt made a motion to accept the minutes. Janet Donelson seconded. The motion passed unanimously.

2. BEX/BTA Oversight Committee Membership Status Update (Jen Lincoln)

Ms. Lincoln reported that one application for membership on the committee had been received. Therefore, the application period was extended to July 2, 2021. Mr. Palewicz reiterated the call for applications to be shared with committee members' networks and with meeting attendees.

3. Budget Update (Coan)

- a. Ms. Coan reported on the BEX IV program through April 30, 2021.
 - i. She reminded the committee that this is the oldest active levy program and is 95% complete.
 - ii. She conveyed that a \$1.4M variance for the Lincoln Phase 1 project was moved into the budget for Lincoln Phase 2.
 - iii. She highlighted that the program has \$8.1M in underspend.
 - iv. Ms. Coan reported that most of the revenue for the program has been received and additional dollars that are not budgeted to projects go into the reserve.
 - v. She confirmed for the committee that significant seismic improvements are scheduled and acknowledged the risk. She added that this is still in accordance with the implementation plan, which scheduled major projects

first and other facilities during the program. One reason for this is to augment a project with funds from other sources and complete all of the work within the same period.

- vi. She reported that the budget for the downtown school has been applied to surveying, studies, and consultants. She reported that there is not plan for a downtown school now. Funds remaining from this budget will remain earmarked for a downtown school project.
 - vii. She clarified that a program is left open until all the projects in it have been formally accepted and all the line items are complete. As individual projects are completed, they are transferred to Facilities Operations for maintenance.
- b. Ms. Coan reported on the BTA IV program through 4/30/21.
- i. She reminded the committee that the BTA programs contain fewer major projects and more facilities improvements district-wide.
 - ii. She conveyed that all major projects in the program were completed.
 - iii. She reported that the program is 75% complete, on schedule, and in the black.
- c. Ms. Coan reported on the BEX V program through 4/30/21.
- i. She reminded the committee that this is the youngest of the active programs.
 - ii. She reported there were no variances.
 - iii. She confirmed that projects funded with Distressed Schools grants are front funded by the district and reimbursed later.
 - iv. Ms. Coan referred to the transfer log for all three levy programs.

4. 2021 -2022 Fiscal Year Budget (Melissa Coan)

Ms. Coan introduced the Capital Programs and Planning fiscal year budget for 2021-22. She defined this as the Capital portion of the district's annual budget. The budget will be submitted to the School Board for review and approval. Then, it becomes the spending authority for fiscal year 22, which spans September 1, 2021 through August 31, 2022.

She clarified for the committee that Capital budgets are mapped out for six-years, in alignment with the levies. Other funding sources for Capital projects are woven into this process and viewed with the same six-year perspective.

Ms. Coan outlined all funds in the budget including remaining funds from the previous fiscal year, anticipated revenue, anticipated expenditures, and transfers from the Capital budget to support the Operating Fund. She presented a high-level view of all expected revenue sources such as levies, investments, Distressed Schools Grants, E-Rate, and other grant programs. She outlined the planned use of funds by project categories and highlighted that funds not spent this fiscal year remain earmarked and roll into the next fiscal year budget. She clarified that a

reserve of 10% is built into the budget to address cost overruns and front funding revenue sources that reimburse after the completion of a project.

Mr. Tatge requested a future agenda topic of assessing the committee's comfort level with the BEX V reserve funds, in light of current high prices and the unknown fiscal impact of new labor procurement processes. Mr. Palewicz agreed to this item.

Ms. Coan conveyed the line items for each of the project categories with their scope, completion date, and annual budget. She reminded the committee that the fiscal year budget is a 12-month slide of the work. She added that the projects would also be listed in the district's published budget book. She clarified for the committee that the funds designated to the Downtown School represented earmarked dollars for ongoing studies and to allow the district to respond quickly if an opportunity, such as property acquisition, arose.

5. Project Status Reports (Gonzales, Skutack, Imanishi)

- a. Mr. Gonzales reported on the BEX IV projects. He reminded the committee that Wing Luke and Daniel Bagley Elementary Schools opened recently.
- b. Mr. Gonzales reported on the BTA IV projects. He highlighted that Magnolia Elementary School and Webster School were both in close-out mode.
- c. Mr. Gonzales reported on the BEX V projects. He provided updates on each of the major projects and noted that the bids received good coverage. He highlighted that the bids for Madison Middle School came in 11% over budget. Ms. Imanishi added that one of her team's projects came in 15% over at \$5.1M. This bid means that the project falls under the Student and Community Workforce Agreement (SCWA), therefore the project will be rebid to include the SCWA. Mr. Palewicz asked her to report back to the committee regarding how the addition of the SCWA effects the new bids. Mr. Gonzales confirmed that he would connect with general contractors regarding why particular bids came in high.

6. BEX/BTA Oversight Committee Role re. Design Overview (John Palewicz)

Mr. Palewicz referred to the draft paragraph outlining the committee's role in the design review process. He committed to working with Mr. Best regarding how the committee might see designs twice without impacting the number and frequency of meetings. Mr. Gonzales committed to following up with Mr. Best regarding the complete list of planned projects and the review of those designs. Mr. Palewicz asked the committee to review the draft and plan to discuss it at the July meeting with the list of upcoming projects.

7. Asa Mercer International Middle School - Concept Design Presentation (Vince Gonzales – SPS/Brad Tong, Justine Kim – SOJ/ Michael Davis, Amanda Hoehn, Kristian Kicinski – Bassetti Architects) Bryan Gormley, Max Anderson – Cornerstone Construction)

Mr. Gonzales and Ms. Kim, of SOJ, introduced the design team (listed above). Ms. Kim highlighted that the project was not nominated for landmarking.

Ms. Hoehn opened the presentation of the Mercer Middle School Concept Design with background on the project scope, schedule, and site challenges. She highlighted the role of the diverse design team in designing for a diverse school community. She referred to district values and documents, which guided the project, such as the strategic plan, Mercer Middle School’s vision and goals, and middle school education specifications. She emphasized the robust student engagement, via a lesson plan, and integration of student feedback into the design principles.

Mr. Davis presented the three design options selected by the School Design Advisory Team (SDAT). The SDAT preferred option three, called “Capture the Sun.” This design emphasized daylighting in the building, outdoor opportunities, and green spaces.

Mr. Kicinski presented the sustainability opportunities and features of the “Capture the Sun” design. He highlighted an Energy Use Index (EUI) of 18, identified strategies for energy reduction within the design, shared shadow and daylighting studies of the model, and conveyed possibilities for reducing embodied carbon.

Ms. Hoehn concluded the presentation with the team’s next steps, which included additional sustainability and climate resilience research.

The committee and presenters discussed the potential for using mass timber to accelerate construction time and learning from the construction of Van Asselt regarding the benefits and challenges of that material.

The committee and presenters discussed the site map, traffic at the site, and pedestrian safety. The design team conveyed that traffic studies were among next steps.

The committee and presenters discussed the reasons for a three-story wing versus a taller building. The design team reported that due to zoning a departure was required for the three stories. They added that they learned from Lincoln High School that a three-story school is more manageable than four and the SDAT was more comfortable with three.

The presenters reported that conversations have started with Mercer teachers about employing outdoor spaces for learning and developing curricula with Washington Green Schools. The presenters clarified that there was no sports field in this design because it both affected the orientation of the building and because the SDAT prioritized outdoor activity space over a soccer field.

The presenters explained that the principal does want a buffer between the school and neighboring park, however it also needs to allow students to traverse the space to walk to school.

The presenters confirmed that they are proceeding with the “Capture the Sun” model as they proceed into schematic design. Mr. Palewicz invited the team back to the committee during the schematic design phase for additional feedback.

8. Adjourn 10:26AM

Mr. Palewicz adjourned the meeting at 10:26AM.