



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

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:33 a.m.
- b. Roll call
 - i. Committee members present: Janet Donelson, Duncan Griffin, Steve Goldblatt, Rob Stephenson, Steve Tatge, Daniel Williams, Warren Johnson, Michelle Moore, Jennifer DuHamel, Sherry Edquid, Monty Anderson
 - ii. Board Directors present: Erin Dury, Lisa Rivera-Smith,
 - iii. Staff present: Fred Podesta, Richard Best, Becky Asencio, Vince Gonzales, Jeanette Imanishi, Melissa Coan, Jen Lincoln
- c. Approval of Agenda: Ms. Donelson asked Mr. Best and Ms. Coan to be succinct in their reports to grant more discussion time for the BTA V Levy update. Mr. Griffin made motion to accept the agenda. Mr. Goldblatt seconded. The motion passed unanimously.
- d. Approval of minutes from September 10, 2021: Mr. Goldblatt made a motion to accept the minutes, with the correction noting that Warren Johnson was absent from that meeting. Mr. Williams seconded. The motion passed unanimously.

2. Budget Update

Ms. Coan reported on the BEX IV program through August 31, 2021. She highlighted that receipt of revenue funds were still pending for the Lowell Health Clinic, in the form of a Distressed School Grant, and SCAP funds for the Daniel Bagley Elementary School project. She confirmed that the program was in the black.

Ms. Coan reported on the BTA IV program through August 31, 2021. She highlighted a budget increase to the Magnolia Elementary School – Phase 1 project came from program underspend. She conveyed that an overage was also anticipated for the Magnolia Elementary School - Phase 2 project and a budget transfer request would be required of approximately \$275,000 to resolve that matter. She concluded noting revenue and expenditures were as planned and that the program was in the black.

Ms. Coan reported on the BEX V program through August 31, 2021. She reminded the committee that this is a very young program with only 10% of the total levy amount spent to date. She confirmed that the revenue is on course and the program is in the black.

The committee and staff discussed where to document and convey project forecasts, so that the committee can see which projects contain risks and recommend solutions. Mr. Best committed to updating project forecasts and presenting them to the committee.

The committee and staff discussed where to report additional details like cost per square foot and cost for Energy Use Index (EUI). Mr. Best committed to examining that and proposed expanding the Project Status Reports to incorporate that data.

3. Project Status Reports (Richard Best)

Mr. Best reported on the BEX IV projects. He conveyed that the two remaining Major Projects are both in close-out. He reviewed the seismic projects and highlighted which projects are planned for Summer 2022 and Summer 2023. Staff added that most, not all, of the seismic projects have been on budget and that the biggest challenge was completing them within the eight weeks of summer break. Mr. Best concluded that supply chain issues are the most significant challenge facing all projects at this moment in time.

Mr. Best reported on the BTA IV projects. He again highlighted that the only remaining major capacity project, Webster School, is in close-out mode as well. He reported that the Coe Elementary School addition was delayed due to supply chain issues and was rescheduled for occupancy over Thanksgiving break.

Mr. Best reported on the BEX V projects. He conveyed the status of all the Major Projects and highlighted that Kimball (replacement), Leschi (four classroom addition), Northgate (replacement), Viewlands (replacement), West Seattle (twelve classroom addition) and West Woodlands (twelve classroom and gymnasium addition) Elementary Schools, James Madison (eight classroom addition) Middle School and Franklin (gymnasium roof replacement and seismic improvements) and Lincoln – Phase 2A (gymnasium roof replacement and seismic improvements) High Schools were all under construction. He highlighted that the Leschi Elementary School project was impacted by the recent carpenter's strike. He noted that the Van Asselt School thirty classroom addition was planned to bid the later part of October 2021 with construction planned to start Summer 2022.

The committee and staff discussed the distribution of project management across Capital Projects staff and third-party firms.

Mr. Best and Ms. Donelson reminded the committee about the monthly Photo Report and the details it contains about current construction activities.

4. BTA V Capital Levy Update

Ms. Asencio reported on communication about the upcoming BTA V Levy highlighting two public meetings held September 2021. She informed the committee about the levy webpage and Let's Talk communication tool. She provided a recap of the School Board Work Session on September 29, 2021.

The committee and staff discussed the status of the list of proposed projects. Staff clarified the differences between the types of projects proposed for BEX and BTA levies.

The committee and staff discussed the proposed project for Memorial Stadium. Staff clarified that additional details, such as identifying a temporary site for stadium activities, would be addressed if the levy passed.

5. Asa Mercer International Middle School Replacement – Schematic Design Presentation (Vince Gonzales – SPS; Justine Kim & Cheri Hendricks – SOJ; Michael Davis, Amanda Hoehn & Kristian Kicinski – Bassetti Architects; Bryan Gormley – Cornerstone General Contractors)

Mr. Gonzales introduced Justine Kim with SOJ who introduced the design team (listed above). Ms. Kim opened the presentation with an overview of the project background, timeframe for completion, and noted the school's interim site.

Ms. Hoehn reviewed the project timeline and referenced the date that the committee received the Conceptual Design presentation. She reviewed the SDAT guidance and highlighted the process for incorporating student input into the design. She reviewed the site and community mapping and updated the committee on efforts to address the high traffic experienced at the site. Ms. Hoehn highlighted the design team's attention to site regeneration and strategies for supporting habitat and biodiversity.

Mr. Davis presented the project's architectural design. He presented the building's layout, the attention to amplifying the building's presence in the neighborhood and employing mass timber/cross laminated timber (CLT) as the structural system for the school.

Mr. Kicinski presented the design team's multiple approaches to sustainability. He highlighted stakeholder engagement via two eco-charettes, exposing the building's technologies so students can learn about the different strategies, and attention to biophilia at the site. He reported a target EUI of 15.5 for the building and that it will be net-zero ready. Mr. Kicinski explained that the design's embodied carbon is larger than the operational carbon anticipated for the building and noted strategies for reducing the project's carbon footprint. He also presented daylighting studies and the considerations of phase change materials.

The committee and design team discussed the sustainability strategies for the new building. Members expressed concerns about the effectiveness of ceiling fans and pricing for CLT. Members probed on the opportunities for passive design. The design team clarified that next steps include a higher level of investigation into phase change materials and strategies for working with thermal mass in corridors and stairways.

The committee and staff discussed the building's location and presence in the neighborhood. The design team clarified that work continues in addressing the 17-foot elevation gain between the street level and the school, planning for how to open access to the campus while protecting landscape, and coordinating with Seattle Department of Transportation (SDOT) regarding traffic and pedestrian safety measures.

Janet Donelson adjourned the meeting at 10:32 a.m.