

BEX /BTA Oversight Committee
February 12, 2021, 8:30 – 10:30 AM
Zoom Meeting

Minutes

Call to Order

1. John Palewicz called the meeting to order at: 8:30 AM
2. Roll call
 - a. Committee members present: John Palewicz, Steve Goldblatt, Daniel Williams, Kyle Wang, Rob Stephenson, Janet Donelson, Freeman Fong, Duncan Griffin, Steve Tatge, Sherry Edquid
 - b. Committee members absent: Warren Johnson
 - c. Board Directors present: Chandra Hampson, Lisa Rivera-Smith
 - d. Staff present: Richard Best, Melissa Coan, Vincent Gonzales, Becky Asencio, Jeanette Imanishi, Mike Skutack,
3. Approval of Agenda: Kyle Wang made a motion to accept the agenda. Daniel Williams seconded. The motion passed unanimously.
4. Approval of minutes from January 8, 2021: Steve Goldblatt made a motion to accept the minutes. Kyle Wang seconded. The motion passed unanimously.

BEX/BTA Oversight Committee Board Member Introduction

Richard Best introduced Board President Chandra Hampson. President Hampson conveyed that she would be filling Director Mack's seat until the end of the year.

Capital Projects and Planning Senior Project Manager Introduction

Richard Best introduced new Senior Project Manager Vince Gonzales. Mr. Gonzales has worked in Capital Projects for seven years as a Project Manager and was selected to fill the role formerly held by Eric Becker.

BEX/BTA Oversight Committee Membership Status Update

Richard Best conveyed that there was nothing to report for this meeting. He requested that the update be added to the March agenda as he was hoping the application would be posted by then. John Palewicz reminded the committee that the goal was to confirm five members by June 2021. He asked Mr. Best to share the advertisement for new members with the current members so that it could be disseminated to their networks.

Budget Update

- 1) Mr. Palewicz reminded the committee that regular meetings would allow 10 minutes to address key budget issues. A more in-depth report would be delivered quarterly. This was intended to grant more time to projects, given the size of the BEX V Program.

- 2) Melissa Coan reported on the BEX IV program through December 31, 2020.
 - a) There were no negative variances to report and the program is in the black.
 - b) The program received additional levy collections. When funds are received beyond what was forecasted they are placed in the Program Reserve.
- 3) Ms. Coan reported on the BTA IV program through December 31, 2020.
 - a) There were no negative variances to report and the program is in the black.
 - b) Levy funds are still being collected for this program.
- 4) Ms. Coan reported on the BEX V program through December 31, 2020.
 - i) There were no negative variances to report. The program is in the black and on course, with a strong cash flow.
- 5) Steve Tatge suggested that contingency management be a topic for a future meeting, to examine Capital Projects' philosophy of risk going into the BEX V projects. Mr. Palewicz agreed.

Project Status Reports

- 1) Mr. Best reported on the BEX IV projects.
 - a) Major projects are on course. The project at Daniel Bagley has received its Temporary Certificate of Occupancy with the work of one change order pending to address several items including the coating of the landmarked staircases.
 - b) He highlighted projects bidding this spring for work performed in Summer 2021.
- 2) Mr. Best reported on the BTA IV projects.
 - a) Major projects at Magnolia and Webster are complete and both came in over budget. The Webster budget was increased due to Covid-19 related costs.
 - b) He confirmed that Capital Projects has tracked all Covid-19 related costs, so if Federal funding becomes available the district will be in a strong position to apply for it.
- 3) Mr. Best reported on the BEX V projects.
 - a) He noted the schedule challenges posed by the virtual SEPA and MUP appeals processes. These processes could delay work up to two months but are not expected to impact the project opening dates. Mr. Tatge suggested a future agenda item as the potential for the district to become a "major institution" with its own master plan. This approach could mitigate ongoing SEPA and MUP challenges.
 - b) The Rainier Beach High School project had its first schematic design presentation and its first WMBE inclusion meeting. The GCCM contractor for the project is Lydig construction.
 - c) Roofing projects at Rising Star and West Seattle High School are both overbudget. At Rising Star Elementary School at the African American Academy, the damage was greater than originally anticipated with nearly 3/4 of the metal deck requiring replacement due to poor ventilation of the building and condensation accumulating on the underside of the metal deck. At West Seattle High School an additional section of standing seam metal roof needs replacement as a portion blew off during the January 12, 2021 windstorm.
 - d) President Hampson requested that the committee provide the School Board with guidance regarding the short-term costs and longer-term savings of implementing the Clean and Renewable Energy Resolution. Mr. Best agreed to work on that with the

support of Daniel Williams and Duncan Griffin. He suggested a meeting to discuss the issues with President Hampson and include the Resource Conservation Managers.

4) Mr. Best and Senior Project Manager Mike Skutack presented photos of Wing Luke project.

BEX/BTA Oversight Committee Role re: Schematic Design (John P)

Mr. Palewicz opened a discussion about the committee's role in reviewing and commenting on schematic designs. He highlighted the question about what feedback the committee anticipates in response to its comments. He clarified that the committee charter does not mention design. The committee discussed ways to approach design such as applying a specific lens, like sustainability, or addressing design earlier in the process through stipulations in the RFP or RFQ. Mr. Palewicz concluded the conversation by adding the topic will be included in the March 2021 meeting agenda and asked the committee to revisit the committee charge in preparation for the continued discussion.

Lincoln High School - Phase 2 Design Schematic Design Presentation

Mr. Best introduced Mr. Skutack as the Senior Project Manager for the Lincoln High School Phase 2 project. Mr. Skutack introduced the rest of the Lincoln High School Phase 2 project team, including : Jennifer Everett from CBRE and David Mount, Becky Hutchinson, Claudia Saunders, and David Sarti from Mahlum Architects.

Scope of Work for the project includes seismic and accessibility improvements and targeted upgrades to the theater and Career and Technical Education spaces. The team presented the project's background, community input and priorities, and designs for each part of the campus that will be addressed in the project. They highlighted how the design employed localized upgrades to impact education, while maintaining continuity with the existing campus through color palette and materials.

The committee and the design team discussed the balance between the limited interventions provided in this phase with a master plan for future systems in a potential later phase. The team confirmed that no major mechanical systems were planned to be replaced in the current project and acknowledged the limitations of this phase of work.

Concerning student input, the team explained that the principal selected the students who participated in the process and that racial diversity was dependent on who attended a given meeting. The team is revisiting that question as they plan for future student engagement on the project.

Adjourn

Mr. Palewicz adjourned the meeting at 10:29 AM