

BEX /BTA Oversight Committee
May 14, 2021, 8:30 – 10:30 AM
Zoom Meeting

Minutes

1. Call to Order

- a. John Palewicz called the meeting to order at 8:33 AM.
- b. Roll call:
 - i. Committee members present: John Palewicz, Daniel Williams, Steve Goldblatt, Steve Tatge, Duncan Griffin, Warren Johnson, Freeman Fong, Sherry Equid, Kyle Wang
 - ii. Committee members absent: Rob Stephenson, Janet Donelson, Kyle Wang
 - iii. Board Directors present: Erin Dury, Lisa Rivera-Smith
 - iv. Staff present: Fred Podesta, Richard Best, Melissa Coan, Vincent Gonzales, Mike Skutack, Jeanette Imanishi, Becky Asencio, Jen Lincoln
- c. Approval of Agenda: John Palewicz made a motion to move the discussion of the committee's role in reviewing schematic design review to the top of the agenda. Steve Tatge seconded. The motion passed unanimously.
- d. Approval of minutes from April 9, 2021: Steve Goldblatt made a motion to accept the minutes from the April 2021 meeting. Steve Tatge seconded. The motion passed unanimously.

2. BEX/BTA Oversight Committee Role re: Schematic Design (John Palewicz)

Mr. Palewicz opened the discussion posing two questions:

- 1) Does Seattle Public School need a specific design review process? Mr. Palewicz noted that design oversight is not in the BEX/BTA Oversight Committee Charter.
- 2) Does the BEX/BTA Oversight Committee need to do something different than what is occurring currently or only clarify its current role?

Mr. Tatge proposed points for clarifying the committee's role:

- Defining the cycle and frequency at which the committee reviews projects.
- Defining the committee's role as advisory or directive.
- Identifying the timing and relationship between the committee's review and the City's process to avoid conflicts.
- Identifying the district's design priorities for committee stewardship.
- Identifying if or when the committee might participate at a more granular level.

Mr. Best clarified that district projects are not subject to City design review, but rather the purview of the School Design Advisory Teams (SDAT). The SDAT is comprised of the building principal, staff, students, community members and representatives from Capital Projects and Planning and Facilities/Operations. Generally, SDAT membership varies from 12-15 (elementary schools) to 20-30 (secondary schools) members. He noted that the past two years

Deborah Northern has lead efforts to incorporate members that have not had a voice in the process.

Mr. Palewicz referred to recommendations for the design process from the April meeting. The committee asked to see project in the conceptualization and schematic design phases, so that input could be received and considered without delaying projects.

The committee highlighted the Board Resolutions, particularly those related to environmental sustainability and resilience, and their role in ensuring the resolutions were indeed incorporated into school designs. Mr. Best confirmed that the three Board resolutions are identified to the design architects in the Request for Qualifications and that he and the District mechanical, electrical and plumbing (MEP) coordinators focus their design review efforts to ensure objectives are met.

The committee discussed the role of individual members and their expertise in different aspects of the projects. They agreed to continue the practice of participating as individuals in the project phases where their skills are more relevant.

Mr. Palewicz summarized the committee's role in the design process. He noted that the committee is not a gatekeeper, but rather see conceptual and schematic designs and request feedback on their input, especially regarding ideas are incorporated. Duncan Griffin added that the committee might provide guidance with the technical standards. Daniel Williams highlighted the opportunity for including significant passive design aspects in the district's projects.

Mr. Palewicz concluded the discussion with a commitment to drafting a paragraph that will define the committee's role in the design process.

3. BEX/BTA OC Membership Status Update

Jen Lincoln reported that she was incorporating revisions from Fred Podesta and Director Rivera-Smith into the final drafts of the application materials. She conveyed that the invitation to apply and application form would be posted on the SPS website early next week. She committed to sharing the link to the materials with the committee as soon as it was posted.

4. Budget Update

Melissa Coan reported on the BEX IV Program through March 31, 2021

- a. She conveyed the status of major projects and highlighted the openings of Wing Luke and Daniel Bagley elementary schools.
- b. She explained that the remaining balance on the Lincoln High School project, in the amount of \$1.4M, will be transferred into the phase two project managed in the BEX V program.

- c. Ms. Coan noted that any additional revenue received for this program will be added to the underspend reserve.
- d. She concluded that the program is in the black.

Ms. Coan reported on the BTA IV program through March 31, 2021

- a. She highlighted the only change in the program was an updated forecast on the Ingraham budget reflecting savings of \$850K, which was added to the underspend reserve.
- b. She concluded that the program was in the black.

Ms. Coan reported on the BEX V program through March 31, 2021

- a. She reminded the committee that BEX V is the youngest program in the Capital Projects portfolio with project completion dates starting in fall 2025. Therefore, the committee can anticipate spending increasing going forward, especially in 2023.
- b. She apprised the committee of two budget transfers in the amount of \$1M for purchase of furniture for West Woodland Elementary School (ES) and \$1.4 M for added scope of work including the replacement of the building fire alarm system and creation of a secure entry vestibule at Leschi ES.
- c. She concluded that the program is in the black.

The committee discussed other funding sources from the state. Mr. Best reported that SPS applies for School Construction Assistance Program (SCAP) funds, Distressed School Grant funds, K-3 Class-Size Reduction Grant funds and Skills Center funds.

Duncan Griffin conveyed that the Green Revolving Funds was coming up at the University of Washington and requested the committee discuss something like that for SPS, at a future meeting.

Mr. Best informed the committee that a more detailed budget report was scheduled for the June 2021 meeting and another in January 2022, to align with the start and end of the fiscal year.

5. Project Status Reports

Mr. Best reported on the BEX IV projects.

- a. He highlighted that major projects at Wing Luke ES and Daniel Bagley ES had achieved Substantial Completion and were working on project closeout paperwork. He noted that he anticipates making a recommendation of Final Acceptance to the School Board fall 2021.
- b. He conveyed that multiple seismic projects were scheduled for summer 2021 and summer 2022, which would complete outstanding BEX IV seismic projects.

Mr. Best reported on the BTA IV projects.

- a. He highlighted that the Final Acceptance for the Magnolia Elementary School project was scheduled to go to the Board Operations Committee June 2021 and include a budget transfer in the amount of \$725K
- b. He noted that the one outstanding major project is Webster School. He noted that BnBuilders is completing final punchlist items and anticipates scheduling for Final Acceptance by the Board August 2021.
- c. He conveyed that supply chain issues for the windows for the Coe Elementary School addition would delay the completion date to late August or early September 2021. Receipt of the windows has been delayed to June 2021, which means that site work activities would extend into September 2021. He confirmed that staff were working with the school principal to concerning the project schedule.
- d. He reminded the committee that revenue collections for this program continue through fall 2022.

Mr. Best reported on the BEX V projects.

- a. He highlighted that bids were received for projects at Northgate Elementary School, Madison Middle School, and Leschi Elementary School. He explained that the bids for Madison and Leschi came in approximately 10% budget. The Leschi increase was due to adding a fire alarm system and secure entry vestibule to the original planned scope of work.
- b. He conveyed that bids for building replacement projects would open in July and August. He committed to reporting on those projects at the September meeting.
- c. He acknowledged that the pandemic exacerbated some materials costs, such as wood and structural steel, and noted challenges to secure geothermal well installers. He noted both Viewlands ES and Kimball ES have geothermal wells planned for their heating systems. He confirmed that staff are monitoring the bid market closely.
- d. Mr. Best commented that architect and engineering firms were being contracted for summer 2022 projects.
- e. Mr. Best concluded that a solicitation for architects and engineers for several elementary school projects would be published in June 2021, with selection to follow later this summer. He noted that these projects would be completed by spring 2025.

6. Rainier Beach High School - Comment and Discussion of Last Month's Design Presentation (Mike Skutack, Virginia Bethea, Angie Thomas – SPS/Paul Popovich – Parametrix/Jordan Keil, Debora Ashland, Kristian Kicinski, Jean Stolzman – Bassetti Architects/ Curt Moody, Jonathan Moody, Anne Tait, Jakiel Sanders – Moody Nolan/ Monisha Harrell – Ruleseven /Craig Green, Tim Casad, Pat McGlothlin, Chris Coleman – Lydig Construction)

Mr. Best introduced Senior Project Manager Mike Skutack who introduced the design team (listed above). Jordan Kiel and Jonathan Moody delivered a brief presentation of the design to remind the committee of the full presentation they received at the April 2021 meeting. The recap highlighted sustainability measures that were incorporated into the design.

The committee and presenters discussed the challenges of getting to Net Zero and the school's Energy Use Index (EUI) score. The presenters explained that the proposed four-story building had insufficient space available on the roof to achieve Net Zero with contemporary solar panels. They reported that the building would have an EUI in the low twenties, which would make it one of the most energy efficient high schools in the nation.

The committee and presenters discussed passive sources of light and heat for the building. The presenters confirmed that the low EUI was primarily due to the equipment, such as ground source heat pumps, rather than passive means. They highlighted that daylight sensors in the classrooms would dim the lights as appropriate in response to natural daylight entering the room. They conveyed the benefits of passive methods in the gym, such as operable windows to move air in a crowded space, which is used after hours and on weekends. Staff clarified that manually operated windows were preferable to mechanical sensors, due to both the economics and the ongoing commissioning needs for such a system.

Mr. Best highlighted the benefits of the classroom ventilation system for the Board directors. He explained that the system reduces intermixing of the air in the room and reduces the transmission of viruses.

The presenters defined the Living Building Challenge CORE certification for the committee. The Rainier Beach High School (RBHS) design did not prioritize CORE but CORE was used as a guide for incorporating key sustainability measures into the design. The design for RBHS meets the majority of the imperatives, adapts several of them, and simply can't achieve the remainders.

The committee and presenters discussed the building's accessibility and highlighted the UW's principle of "universal design" such that everyone who enters the site can easily go anywhere. The presenters appreciated the suggestion and committed to reviewing the site plan with attention to the ADA pathway into the building and location of the West elevator.

The committee inquired about providing sky lights to provide daylighting in major spaces. The presenters shared daylighting analyses that had been performed for the design.

Mr. Palewicz concluded the discussion by praising the work. He recommended that team highlight the impressive EUI and ventilation diagram in presentations of the project.

7. Adjourn

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