



BEX /BTA Oversight Committee

January 14, 2022, 8:30 – 10:30 AM

Zoom Meeting

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:30 a.m.
- b. Richard Best introduced new Board liaison Director Vivian Song-Maritz. He described the positive influence and useful insights of the committee on Capital Projects work. The committee members introduced themselves.
- c. Roll call
 - i. Committee members present: Warren Johnson, Steve Tatge, Rob Stephenson, Monty Anderson, Janet Donelson, Michelle Moore, Daniel Williams, Jennifer DuHamel, Duncan Griffin, Sherry Edquid
 - ii. Committee members absent: Steve Goldblatt
 - iii. Board Directors present: Vivian Song Maritz, Lisa Rivera Smith
 - iv. Capital Projects Staff present: Richard Best, Jeanette Imanishi, Becky Asencio, Melissa Coan, Deborah Northern, Jen Lincoln
- d. The meeting agenda
 - i. Steve made a motion to approve the agenda. Michelle Moore seconded. The motion passed unanimously.
- e. The minutes from December 10, 2021
 - i. Duncan Griffin moved to approve the minutes from December 10, 2021. Steve Tatge seconded. Janet Donelson abstained from the vote as she did not attend that meeting. The motion passed.

2. BTA V Levy Update (Becky Asencio)

Becky Asencio presented an overview of the communications phase of the BTA V levy proposal. She reported the district's efforts to inform the public about the levy through news stories, virtual presentations to PTSAs and community groups, as well as videos and social media posts. She highlighted the total BTA V capital levy request as \$783M over six years and explained that the rate per thousand increased from .43 BTA IV to .47 BTA V to support changes in technology needs due to the Covid-19 pandemic.

3. Washington Aggregates and Concrete Association/Teamsters Local 174 Contract Negotiations Project Impact (Richard Best)

Richard Best reported the status of the contract negotiations and their influence on Seattle Public Schools (SPS) projects. He highlighted that eight SPS are currently being impacted by the protracted negotiation. He highlighted that SPS is not the only developer awaiting receipt of concrete therefore the impacts to projects will continue after the conclusion of the negotiations. He explained that Teamsters Local 174 concrete delivery bargaining unit is not signatory to the Student Community Workforce Agreement (SCWA), which is why the matter is affecting SPS projects. He clarified that a recovery plan will need to be developed for each project once completion of the negotiations is achieved.

4. Panel Discussion – “May You Live in Interesting Times?” COVID Pandemic, Vaccine Mandates, Supply Chain Interruptions, Labor Shortages, Escalating Costs - What’s an Owner to Do???

Organizer: Shanna Crutchfield, Vanir

Facilitator: Chuck Klueker, Vanir

Panelists: Rob Robinson, Skanska

Tim Casad, Lydig

Jordan Kiel, Bassetti Architects

Steve Tatge, University of Washington

Morris Aldridge, Tacoma Public Schools

Shanna Crutchfield introduced the facilitator and panelists. Chuck Klueker conveyed the three categories of questions that the panel would discuss. Most of the panel presentation and discussion was [recorded](#).

Category 1: How to Manage Enterprise Risk

The panelists discussed both strategies and tactics for delivering SPS projects under very different market conditions than they were planned and estimated. Tactics included procuring long lead items in advance and storing them for installation later. Strategies included treating budget as set and scope as variable or treating both budget and scope as set and identifying an alternative variable such as revisiting SPS education specifications, standards, or selected procurement method. Another proposed strategy was to adopt a more integrated approach across multiple projects by bundling them. Panelists identified potential risks to examine, such as the impacts to contractors and subcontractors, commitments to inclusion, and waste.

The committee and panelists also discussed the risks and benefits of specific changes such as deploying modular units, adopting a Progressive Design Build (PDB) procurement strategy, acquiring real time cost estimates, addressing long permitting timelines, and/or requesting additional funding or other changes from the voters.

Category 2: Thoughts about Projects Under Construction/Bidding

The panelists discussed tactics for creative solutions to supply chain and labor issues facing current and upcoming SPS projects. They highlighted the critical necessity of early and aggressive action to engage contractors to analyze the risks of long lead items and procure them early or identify alternate products. They reiterated the benefits of storing items that can be used in multiple projects. They highlighted the benefits of PDB in controlling pricing for projects like fields and roofs. They cautioned SPS staff about unanticipated impacts, for example of changing a product, and emphasized the importance of risk analysis.

Thoughts about Projects Beginning Design

The architects on the panel prioritized flexibility and early engagement as the strategies for new projects. They suggested weighing the benefits of Cross Laminated Timber (CLT) against the volatility of steel early in the conceptualization of a project. They echoed the recommendation for early action such as engaging sub-contractors and trades and leveraging subs' buying power to purchase items early.

The committee discussed the benefits and challenges to tactics that SPS might employ to be more flexible and proactive early in projects. They considered establishing a timeline for buy-out, selecting a final design based on available products, which also presented permitting challenges, and the potential risks to warranties if materials are purchased too early. They acknowledged a paradigm shift in the panelists' proposed strategies and recognized that other entities would also need to make this shift, such as planning and permitting, for the district to be successful with these alternative approaches.

Ms. Crutchfield concluded the panel presentation with a call to remain attentive to racial equity. She reminded SPS to consider the impacts of its potential changes on subcontractors and the broader community. She reiterated SPS's commitment to centering equity in all of its work.

Ms. Donelson adjourned the meeting at 10:31 a.m.