



BEX /BTA Oversight Committee

February 11, 2022, 8:30 – 10:30 AM

Zoom Meeting

Minutes

1) Call to Order

- a) Janet Donelson called the meeting to order at 8:32 a.m.
- b) Roll call
 - i) Committee members present: Janet Donelson, Sherry Edquid, Steve Tatge, Michelle Moore, Duncan Griffin, Jennifer DuHamel, Rob Stephenson, Daniel Williams, Monty Anderson
 - ii) Committee members absent: Warren Johnson
 - iii) Board Directors present: Vivian Song Maritz
 - iv) Capital Projects Staff present: Richard Best, Mike Skutack, Vince Gonzales, Jeanette Imanishi, Becky Asencio, Melissa Coan, and Jen Lincoln
- c) Approval of the Agenda: Steve Tatge made a motion to accept the agenda. Michelle Moore seconded. The motion passed unanimously.
- d) Approval of the minutes from January 14, 2022. Steve Tatge made a motion to accept the minutes. Duncan Griffin seconded. The motion passed unanimously.

2. Steve Goldblatt Remembrance

Richard Best, Steve Tatge and Janet Donelson shared their memories working with Steve Goldblatt. Mr. Goldblatt was recognized for his professional expertise and leadership in the Pacific Northwest construction industry. He was recognized as a member of the BEX/BTA Oversight Committee having served since 2007 offering his time to review A/E submissions, GC/CM submissions and share his insights concerning how to resolve construction disputes. He was generous with his time, possessed a wonderful sense of humor, was quick to acknowledge former students, and will have a lasting influence on the profession through their lives.

3. BTA V Capital Levy Update

Becky Asencio conveyed that the BTA V capital levy was passing with approximately 78% approval. She expressed her deep gratitude for the voters confidence in Seattle Public Schools (SPS) staff, especially during these challenging times. She reported that the next step is to lay out the six-year implementation plan for projects and cash flow. She highlighted that planning for the BEX VI capital levy will begin soon.

4. Washington Aggregates and Concrete Association/Teamsters Local 174 Contract Negotiations Project Impact

Mr. Best conveyed that all 10 of the district's projects currently under construction need concrete. He reported that the two parties are not negotiating, at this moment in time. He highlighted that when an agreement is finally reached there will still be delays as SPS is not the only project owner in need of concrete.

5. Budget Update

Melissa Coan reported on the BEX IV program through December 31, 2021. She conveyed that the program is 96% complete, which is appropriate for its age. She had no negative variances to report and noted that receipt of the complete revenue is anticipated. Ms. Coan asked the committee to consider when to shift this report from monthly to quarterly.

Ms. Coan reported on the BTA IV program through December 31, 2021. She conveyed that all costs were anticipated, and the program is in the black. She highlighted an uptick in the available funds due to recent levy collections.

Ms. Coan reported on the BEX V program through December 31, 2021. She indicated that she was watching cash flow closely as this program has many expenditures coming soon. She highlighted overages in three major projects and a corresponding request to transfer \$12M from the program contingency fund to those project budgets. She was not concerned about this transfer because other projects were being completed with anticipated savings to return to the contingency fund. Ms. Coan described a "lesson learned" from the three overspent projects was to engage building principals earlier in projects and more often throughout the work to remain clear and aligned on project expectations.

6. Project Status Reports

Mr. Best reported on the project status of the BEX IV program. He highlighted that close-out was in progress for many of the projects. He noted several projects coming up this summer including the middle school science classroom projects.

Mr. Best reported on the project status of the BTA IV program. He indicated which projects are in close-out mode. He highlighted the multiple projects funded for North Queen Anne. He noted the field and track projects coming up this summer.

Mr. Best reported on the project status of the BEX V program. He confirmed that the concrete strike is impacting multiple active projects. He explained that project schedules will be evaluated and accelerated, as necessary, when the strike is resolved. He clarified that SPS will not prioritize projects to receive concrete but will follow the lead of contractors working with their suppliers, to avoid extending their overhead.

Ms. Donelson highlighted the addition of Energy Use Index (EUI) on the project status reports and confirmed that it was useful to the committee.

**8. Alki Elementary School Conceptual Design Presentation
(Vince Gonzales, Brian Fabella – SPS,
Mason Skeffington, Alki Principal,
David Mount, Becky Hutchinson, Stacey Crumbaker, Brian Gerich, Jesse Walton - Mahlum
Amara Perez, Inclusion Consultant)**

SPS Project Manager Brian Fabella introduced the design team (see names above). He described the process for selecting this team. He updated the committee on the status of the project's GCCM selection and reported that Cornerstone General Contractors had been selected.

David Mount opened the team's presentation with a Land Acknowledgement referencing the Duwamish Tribe. He described Alki Point as part of the Duwamish Peninsula and noted the participation of an archaeologist on the team as well as outreach to the Duwamish. He highlighted the team's attention to social, educational, and environmental justice, in keeping with the district's commitments.

Becky Hutchinson provided background on the Alki school community and the project. She described a small school where students are recognized. She reported current demographics indicate Alki is less diverse than SPS at large. Ms. Hutchinson presented an orientation to the physical space of the Alki site. She reminded the committee that the project is still in an early phase of the timeline.

Amara Perez emphasized that the team's community engagement process was grounded in the SPS strategic plan "Seattle Excellence" and centered on students of color. She conveyed that educational space is not neutral and highlighted that the focus will be on creating welcoming spaces that are culturally responsive. She shared that the team was applying an integrated framework, which included social, racial, educational, and environmental justice, to inform their understanding to the role a building can play in supporting those initiatives.

Stacey Crumbaker shared that this was a new approach for the team that challenged them to reimagine their process for designing physical spaces. She described the use of an "equity compass" that oriented the community engagement and kept students, especially African American male learners, at the center of the process.

Ms. Hutchinson presented an overview of the engagement process. She described how applying an equity lens helped the team to reevaluate the outreach in terms of the SDAT application process, review of the school's demographics, and inviting BIPOC participation. She also noted the team made a deep dive into sustainability. Ms. Hutchinson celebrated that student engagement with the design process was high and significant.

Brian Gerich presented an overview concerning how the building was being designed as curriculum that could be activated to teach students about six content areas: Place, Water, Energy, Health, Culture, and Society. Mr. Gerich and Ms. Hutchinson provided additional detail of what each area could teach, such as: the building's natural setting and proximity to the Duwamish Tribe, potential for using rainwater in the building, the impacts of climate change on marginalized communities, biophilic experiences, gathering spaces to foster events that honor the diversity of the school community, and inspiring students to be good neighbors, citizens, and stewards.

Mr. Gerich described how the school's original master plan had been updated and conveyed three potential schemes for the site. He noted that updates included spaces for Early Learning and English

Language Learners, as well as a Family Engagement Room. With each scheme, he highlighted sustainability measures such as daylighting and wind direction, classroom orientation, and locations for photovoltaic panels. He acknowledged the challenges of the third scheme in terms of scale and potential impacts to the neighborhood.

The committee and presenters discussed the team's working relationship with Seattle Parks and Recreation. The design team clarified that the new building would be limited to SPS property and separated from the community center and adjacent park. Mr. Best confirmed that this approach was included in the master plan and priced into the project budget.

The committee offered suggestions for additional sustainability approaches, such as opportunities to observe the flow of water, improvements to passive ventilation with an atrium tower, and potential for solar gain.

Staff clarified that SPS does not have projections for demographics at its schools. They noted that the City of Seattle might have that kind of information for different regions of the city. The design team added that they are reaching beyond the school community for a broader perspective of what the building could be and could mean to the area.

The committee and presenters discussed traffic flows at the site for student drop-off and pick-up, loading zone, and parking. The design team confirmed that this challenge will be explored more in schematic design. They clarified that Parks Boulevard is a vacated right-of-way.

Mr. Best highlighted that this was the first time the committee saw a design presentation this early in the project timeline. He asked committee members to let him know if this was effective and meeting their intentions for these presentations.

Rob Stephenson asked how committee members might submit additional thoughts on this design. Mr. Best indicated that Mr. Fabella could forward feedback from the committee to the design team.

Ms. Donelson adjourned the meeting at 10:30 a.m.