



BEX /BTA Oversight Committee

March 11, 2022, 8:30 – 10:30 AM

Zoom Meeting

Minutes

1. Call to Order

- a) Janet Donelson called the meeting to order at 8:34 a.m.
- b) Roll call
 - i. Committee members present: Janet Donelson, Sherry Edquid, Warren Johnson, Jennifer DuHamel, Michelle Moore, Duncan Griffin
 - ii. Committee members absent: Daniel Williams, Monty Anderson, Steve Tatge, Rob Stephenson
 - iii. Board Directors present: Vivian Song Maritz, Lisa Rivera Smith
 - iv. Capital Projects Staff present: Fred Podesta, Richard Best, Mike Skutack, Vince Gonzales, Becky Asencio, Jeanette Imanishi, Jen Lincoln
- c) Approval of the Agenda: Richard Best asked to add an item regarding women in construction at the top of the agenda. Sherry Edquid made a motion to approve the agenda. Warren Johnson seconded. The motion passed unanimously.
- d) Approval of the Minutes from February 11, 2022: Warren Johnson made a motion to approve the minutes. Sherry Edquid seconded. The motion passed unanimously.

2. Honoring Women in Construction (Richard Best)

In recognition of Women's History Month, Mr. Best highlighted that A4LE had identified and honored specific women from its membership who work in construction. He noted the names of individuals working on Seattle Public Schools projects and included women who were not on the A4LE list. He expressed gratitude and acknowledged their contributions. He thanked them for their work in the design and construction industries.

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

Mr. Best reported that several of Capital Projects current sites continued to be impacted by the Concrete Strike. He indicated that additional details would be identified in the project status report later in the meeting. He conveyed that Seattle Public Schools (SPS) received a claim from Jody Miller Construction regarding the West Seattle project, which was being analyzed. Mr. Best noted that some sites did receive concrete while paying a premium. He highlighted that the first day of school is not negotiable and project teams are working to identify how to mitigate schedule impacts. He clarified for the BEX/BTA Oversight Committee that union representatives have determined to start negotiating with each concrete company individually.

4. Budget Update

Melissa Coan reported on the BEX IV program through January 31, 2022. She conveyed that the program is 96% spent, which is appropriate for its age. She had no negative variances to report and the receipt of revenue was as expected. She highlighted that a reserve of \$10.5M remains available for other levy programs. Mr. Best clarified the process by which underspend is allocated to other projects. He noted that that all identified projects will need to be complete within the program and any budget transfer will require the approval of the Board.

Ms. Coan reported on the BTA IV program through January 31, 2022. She conveyed that this program is 79% spent. She described the process for front-funding Distressed School Grants projects and submitting for reimbursement. She indicated that the contingency fund was low, at this time, but additional savings are anticipated as projects within the program complete. She highlighted a slight increase in revenue due to levy collections and receipt of state funds.

Mr. Best clarified for the committee that only a few small projects remain to be bid in either the BEX IV and BTA IV capital programs and conveyed his confidence that the programs were in good condition financially.

Ms. Coan reported on the BEX V program through January 31, 2022. She conveyed that this program is 16% spent. She indicated that expenditures will be increasing significantly due to the number of active large projects. She highlighted an overage in the West Seattle project and a budget transfer for the Lincoln High School phase 2 project. She referred to the All-Funds Transfer Log for more details on the sources of the supplemental dollars for those projects. She concluded that revenue was up due to levy collections and receipt of King County funds.

Mr. Best took questions from the committee regarding bid ranges. He noted that with the exception of the major project at Van Asselt, smaller projects were coming in at or under estimated costs. He clarified that the higher bids for Van Asselt were due to discoveries during the design phase and city requirements not anticipated. Mr. Best conveyed that inflation for the program was estimated at 4% but is currently running at to 7 – 7.5%.

5. Project Status Reports

Mr. Best referred to the PowerPoint presentation of photos of active projects. He conveyed the project status and highlighted each project with additional input provided from the Senior Project Managers. The presentation highlighted which projects will require mitigation due to the concrete strike, creative solutions to respond to supply chain challenges, or were designated as “substantial alterations” due to the planned project upgrades.

6. John Rogers Elementary School Conceptual Design Presentation (Vince Gonzales, Amanda Fulford – Seattle Public Schools Brent Ostbye – John Rogers Elementary School Principal Lisa Johnson, Todd Ferkling, Ariel Mehring, Shannon Peyton, Prem Sundharam, Mike Janes – DLR Group Shanna Crutchfield, Inclusion Consultant – Vanir)

Mr. Best opened the presentation by reminding the committee that the project was in the Conceptual Phase, as requested in prior meetings. Senior Project Manager Vince Gonzales acknowledged the participation and contributions of Equity and Engagement Manager Deborah Northern and Principal

Brent Ostbye. Project Manager Amanda Fulford introduced the design team (see names above). Shanna Crutchfield delivered a Land Acknowledgement to recognize the team's partnership with local Tribes.

Ariel Mehring provided an overview of the project timeline and status. She conveyed the goal of building the District's first net zero energy school and introduced the physical location.

Ms. Crutchfield presented the team's framework for Equity. She highlighted the centrality of Seattle Public Schools (SPS) Strategic Plan: Seattle Excellence, in guiding the team's design priorities. She delivered an overview of Community Engagement, from the International Association for Public Participation (IAPP), which informed the team's efforts to facilitate a high level of public participation in the design process.

Ms. Mehring and Ms. Crutchfield provided details of the team's community engagement process. They highlighted the significance of starting early using Listening Sessions coupled with Feedback opportunities, to keep the community informed about what the team heard and how community input was implemented in the project. They noted that community partnership was ongoing throughout the project.

Prem Sundharam presented project framework, which incorporated the community's values, the perspectives of different building users, and users' definitions of how the new building should look and feel. Mr. Sundharam provided details about the framework's five categories: Connection to the Natural World, Collective Impact, Health and Well-Being, Equitable Ownership, and Joy of Learning. He described how each category was implemented in the conceptual design.

Shannon Payton presented the site analysis and its potential for passive strategies. She identified site constraints and layered maps of the different constraints to illustrate the available land for the new building. She described how the design process incorporate community voice and site constraints to develop three potential schemes for the building. She conveyed building variations in terms of locating different functions, such as classrooms, the library, and childcare. Ms. Payton gave an overview of passive strategies to implement in the building including daylighting, solar collection, building orientation, and use of mass timber. She connected the passive strategies to the five themes in the design framework.

The committee and design team discussed community access to the new building. The team clarified the multiple entry points from different streets and corresponding plans for sidewalk improvements for bicycle and foot traffic. They highlighted the early collaboration with Lydig Construction, which helped identify solutions for site improvements that will have significant positive impacts.

The committee and design team discussed the relationship between vehicle access to the loading dock and pedestrian access to the school. The team clarified that it is continuing to work on comingled uses and ways to use landscape buffers and grade changes to indicate safe and welcoming pedestrian access ways.

The committee and design team discussed the anticipated demographics of the new school. The team reported that the school will add a new population of students living in public housing. They described the efforts that Principal Brent is making to connect with families independently, so that everyone can be informed about project and provide input into the plans.

7. Meeting Re-cap

Ms. Donelson led the committee in thanking the design team for their work and the detailed presentation. She informed everyone that the April meeting will include a presentation on Montlake Elementary School. Mr. Best added that the May meeting will cover the construction launch of Rainier Beach High School (RBHS) with focus on Women and Minority owned Business Enterprises (W/MBE) and the Student and Community Workforce Agreement (SCWA). He noted that there will be a follow-up conversation to present the RBHS content at the May Board Operations Committee meeting.

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