



BEX /BTA Oversight Committee

April 8, 2022, 8:30 – 10:30 AM

Zoom Meeting

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:35 a.m.
- b. Roll call
 - i. Committee members present: Janet Donelson, Duncan Griffin, Michelle Moore, Sherry Edquid, Jennifer DuHamel, Warren Johnson, Steve Tatge
 - ii. Committee members absent: Daniel Williams, Rob Stephenson, Anderson
 - iii. Board Directors present: Vivian Song Maritz
 - iv. Capital Projects Staff present: Fred Podesta, Richard Best, Becky Asencio, Melissa Coan, Jeanette Imanishi, Vince Gonzales, Deborah Northern, Mike Skutack, Paul Wight, Kristi Jones
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda. Sherry Edquid seconded. The motion passed unanimously.
- d. The minutes from March 11, 2022: Sherry Edquid made a motion to approve the minutes. Warren Johnson seconded. The motion passed unanimously.

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

Mr. Best reported projects were continuing to be impacted by the on-going contract negotiations between Washington Aggregates and Concrete Association/Teamsters Local 174 presenting challenges to project schedules. Mr. Skutack reported on schedule impacts at the West Seattle project, related to delays caused by the concrete strike. Mr. Best conveyed that project managers continue to monitor the projects to assess impacts related to the strike. He confirmed upon resolution the effects of the strike would be analyzed and shared with the BEX/BTA Oversight Committee and School Board.

3. Budget Update

Ms. Coan reported on the BEX IV Program through February 28, 2022. She conveyed that the program was 96% spent. She highlighted that some of the Major projects were still realizing expenditures. She reported current Program Savings of \$10M. Mr. Best highlighted the change in escalation rate from 4% to 8-12% and the critical importance of the available savings for future projects in other programs.

Ms. Coan reported on the BTA IV Program through February 28, 2022. She conveyed that this program was 81% spent. She highlighted the Distressed Schools Grants and reminded the committee that the district front-funds these projects and receives reimbursement from the state.

Ms. Coan reported on the BEX V Program through February 28, 2022. She conveyed that this program is 17% spent and seeing large monthly expenditures due to the number of active Major Projects. She highlighted Budget Transfers will appear on the reports at the May meeting and referred to the Budget Transfer Log. She also noted that the Program Contingency of \$10 would be reduced by \$7M due to an upcoming Budget Transfer. Mr. Best added that Small Projects in this program were bidding at or under budget. He anticipated that the Program Contingency would see future growth due to savings on these projects.

4. Project Status Reports

Mr. Best reported on BEX IV projects. He highlighted the Close-Out status of the Major Projects noting that Wing Luke Elementary School is the only project that has not been accepted by the Board. He noted that most of the Seismic Projects were complete and reminded the committee that these projects addressed Priority 1 Life Safety.

Mr. Best reported on the BTA IV projects. He highlighted the Close-Out status of the Major Projects and Distressed School Grant projects.

Mr. Best reported on the BEX V projects. He reviewed the eight Major Projects that are under construction. He highlighted the inclusion of the energy use index (EUI) for each of the projects on the report. He also noted that the Rainer Beach High School project started Phase 1 of a four-phase construction process and that additional details would be shared by the project team at the May 2022 meeting. He provided an overview of the Small Projects starting Summer 2022.

5. Montlake Elementary School Conceptual Design Presentation

**(Mike Skutack, Paul Wight – Seattle Public Schools,
Julie Pearson - Montlake Elementary School Principal,
Lisa Johnson, Todd Ferking, Ariel Mehring, Ryan Luthman – DLR Group,
Shanna Crutchfield, Inclusion Consultant – Vanir,
Rob Robinson, Brian Urban and Margot Van Swearingen - Skanska)**

Richard Best introduced Mike Skutack, Senior Project Manager overseeing the design and construction of Montlake Elementary School. Mr. Skutack introduced Seattle Public Schools Project Manager, Paul Wight, a graduate of Montlake Elementary School. Mr. Wight began the presentation highlighting the participation and contributions of the Montlake Principal Julia Pearson and inclusion and Equity Engagement Manager Deborah Northern. He introduced representatives from the DLR Group, the design team (see names above).

Ariel Mieling began the presentation with a land acknowledgement, honoring the school's location and the people who embody its history. She provided an overview of the project, its timeline, and current status.

Shanna Crutchfield and Rachael Pease presented the team's focus on racial equity, in connection with the Seattle Public Schools Strategic Plan Seattle Excellence, and the timeline of community engagement activities. They noted their work with subcontractors, in accordance with the district's Student Community Workforce Agreement (SCWA) and attention to creating access for people of color into the building trades.

Shannon Payton reviewed existing conditions at the site and presented an analysis as to how the conditions informed the design of the building. She highlighted the team's goal to celebrate the "joy of arrival" to the site amid a busy neighborhood. She also noted the influence of the extensive tree canopy and the shade of the landmarked building in relation to the team's goal to employ passive design strategies regarding sunlight and wind.

Erica Ceder emphasized the role of balance in the team's approach to the landmarked building. She highlighted the landmarked portions of the existing building. She reported the accessibility challenges of the landmarked building and its placement on the site. She presented strategies for addressing accessibility within the landmarked building through the construction of the new addition.

Penny Cole presented an overview of the team's environmental priorities. They addressed areas to positively influence the building's performance, plans for passive strategies, and the challenges of the landmarked building. They also noted how the landmarked building would be analyzed regarding the building envelope and plans for tracking embodied carbon throughout the project.

Ms. Payton presented the three original schemes for the project and how the final scheme was determined with feedback from the SDAT group. She highlighted the scheme's full use of the site and multiple accessible entry paths. She also noted the employment of passive and active sustainability strategies. She conveyed how the project values informed all the design decisions.

Ms. Mieling concluded the presentation with an overview of the team's next steps.

The committee discussed what they would like to see during the Schematic Design Presentation of this project. They raised questions about how the new building fits within the neighborhood. They suggested ways to make the play area feel "softer" by adding wood elements, turf, and soft surfaces. They requested follow up on the building envelope analysis of the landmarked building and the implementation of sustainability measures. Mr. Best reminded the committee of a potential discussion item raised at a prior panel presentation about supply chain issues and the potential for combining the buying power of the three concurrent projects. He also suggested revisiting the Magnolia Elementary School project for strategies for approaching the landmark status for the Montlake Elementary School building.

6. Meeting Re-cap (Janet Donelson)

Ms. Donelson thanked the design team for their work and the detailed presentation. She informed the committee that the May meeting will include a presentation on the start of construction at Rainier Beach High School.

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