



## **BEX /BTA Oversight Committee**

September 9, 2022, 8:30 – 10:30 AM

MS Teams

### **Minutes**

#### **1. Call to Order**

- a. Janet Donelson called the meeting to order at 8:31 a.m.
- b. Roll call
  - i. Committee members present: Janet Donelson, Duncan Griffin, Steve Tatge, Michelle Moore, Warren Johnson, Jennifer DuHamel, Daniel Williams, Sherry Edquid, Robynne Thaxton, Rob Stephenson, Monty Anderson
  - ii. Committee members absent: none
  - iii. Board Directors present: Vivian Song Maritz, Lisa Rivera Smith
  - iv. Capital Projects Staff present: Richard Best, Deborah Northern, Aliye Aliye, Becky Asencio, Vince Gonzales, Tom Gut, Jen Lincoln
- c. Meeting agenda approval: Warren Johnson made a motion to approve the agenda. Steve Tatge seconded. The motion passed unanimously.
- d. Meeting minutes from July 8, 2022, approval: Warren Johnson made a motion to approve the minutes. Duncan Griffin seconded. The motion passed unanimously.

#### **2. Introductions BEX/BTA Oversight Committee Members**

Janet Donelson introduced new committee member Robynne Thaxton. Ms. Thaxton conveyed her professional experience. Committee members introduced themselves and noted their tenure on the committee. Seattle Public Schools (SPS) staff introduced themselves and their roles in the district.

#### **3. Expiring Terms BEX/BTA Oversight Committee Members**

The committee reviewed the current roster of members with attention to upcoming term expiration dates. SPS staff will open the application for membership by the October 14, 2022, committee meeting, with a goal of onboarding new members January 2023.

#### **4. Budget Update (Aliye Aliye Capital Accounting Analyst in for Melissa Coan)**

Aliye Aliye reported on the BEX IV Program through July 31, 2022. He reminded the committee that this was an older program in the portfolio with most of the Major Projects completed. He conveyed that all of the levy funds were collected but some Distressed Schools Grant funds remained to be collected. He concluded that the program remained as planned and within budget. Mr. Best confirmed that the \$5M remaining in the program's contingency reserve would be allocated to projects in other capital levy programs.

Mr. Aliya reported on the BTA IV Program through July 31, 2022. He highlighted that the four Major Projects in this program were also complete. He noted that recent expenses to those projects were to implement minor facilities improvements. He conveyed that there was one levy collection remaining, due in Fall 2022, and most of the state funding and grants had been received. Mr. Best added that additional savings were expected from this capital levy program.

Mr. Aliya reported on the BEX V Program through July 31, 2022. He reminded the committee that this is the youngest program in the portfolio and very large. He informed the committee of two projects facing deficits – Montlake Elementary School and Rainier Beach High School. Mr. Best added that three budget transfers were submitted to the School Board to account for additional projected expenditures – Alki, John Rogers and Montlake Elementary Schools.

The committee and staff discussed the benefits of General Contractor/Construction Manager (GC/CM) versus Design Bid Build methods for procurement of projects within the SPS programs. Mr. Best commented on opportunities for potential cost savings by considering alternative building materials but noted that he declines to make changes to the District's technical standards as that poses numerous issues (i.e., available workforce, professional development, life cycle costs, etc.)

Mr. Best invited Ms. Thaxton to meet with him and Capital Finance Manager Melissa Coan so that they could provide more information about the data involved in the summary budget reports.

## **5. Project Status Reports**

Mr. Best reported on the BEX IV projects. He highlighted the projects completed in Summer 2022. He indicated that the remaining projects would be completed in Summer 2023.

Mr. Best reported on the BTA IV projects. He highlighted the projects completed in Summer 2022 and noted the ongoing construction activities at North Queen Anne school.

Mr. Best reported on the BEX V projects. He provided a high-level overview of work in progress, with special attention to the multiple major projects under construction including, Kimball, Northgate, Viewlands, and West Seattle Elementary Schools, Lincoln and Rainier Beach High Schools and Van Asselt Interim Site. He also highlighted the field, track, and tennis court improvements at Ingraham High School.

The committee and staff discussed the option for SPS to become certified for GCCM procurement. Mr. Best referred to a prior School Board's preference to continue utilizing the PRC process as a third-party review of the projects as Board members appreciated that the PRC was comprised of subject matter experts. He agreed to revisit the possibility with the current Board.

The committee and staff discussed Capital Projects progress in utilizing Job Order Contracting (JOC) and Design Build (DB) processes.

**6. Alki Elementary School Schematic Design**  
**Vince Gonzales, Brian Fabella – Seattle Public Schools**  
**David Mount, Rebecca Hutchinson – Mahlum Architects**  
**Bryan Gormley – Cornerstone General Contracting**  
**Henry Yates Cornerstone**

Richard Best introduced SPS Senior Project Manager Vince Gonzales noting he had project oversight responsibilities, Mr. Gonzales introduced SPS Project Manager Brian Fabella who introduced the design team (see above).

David Mount reminded the committee that the Conceptual Design of the project was presented to them in February 2022. He highlighted partnerships with minority- and women-owned businesses working on the project, in accordance with SPS goals for equity and inclusion and efforts to diversify the voices informing the work.

Rebecca Hutchinson delivered a recap of the project background and school community. She highlighted how the design team learned from the various stakeholders and translated that information into the building's design.

Stacy Crumbaker and Amara Perez described how SPS values and Board resolutions were connected to the design. They outlined three dimensions of the design that embodied these intentions, which were named "Building as Alki," "Building as Curriculum," and "Building as Equity."

Bryan Gormley presented the building plan and highlighted elements of the design that intentionally represented SPS values such as a welcoming environment, inclusive and differentiated learning spaces, and expressions of the community's identity and cultures. Mr. Mount and Joseph Mayo presented environmental sustainability analysis and strategies incorporated into the building design.

The committee praised the clear incorporation of SPS values in the form and function of the design. They suggested additional methods to further this process such as designing for disassembly in the future, identifying opportunities for student artwork on the exterior of the building, and considerations to account for future effects of climate change.

**7. Meeting Re-cap (Janet Donelson)**

Ms. Donelson reminded the committee to start recruiting for new members. She noted future meeting topics included design presentations for Major Projects in the BEX V capital levy program and the BTA V Implementation Plan . Mr. Best noted that the October meeting would be remote, and the November meeting would be in-person/hybrid at the John Stanford Center for Educational Excellence.

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