



BEX /BTA Oversight Committee

February 14, 2025, 8:30 – 10:30 AM

Via MS Teams

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:33 AM
- b. Roll call:
 - i. Committee members present: Janet Donelson, Steve Tatge, Duncan Griffin, Luis Adan, Mike Fink, Michelle Moore,
 - ii. Committee members absent: Jennifer DuHamel, Monty Anderson, Warren Johnson, Sherry Edquid,
 - iii. Board Directors present: President Gina Topp, Member at Large Joe Mizrahi
 - iv. Capital Projects Staff present: Richard Best, Becky Asencio, Vince Gonzales, Melissa Coan, Tom Gut, Jen Lincoln
- c. The meeting agenda: Steve Tatge made a motion to approve the meeting agenda. Michelle Moore seconded. The motion passed unanimously.
- d. Meeting minutes from January 10, 2025: Mike Fink made a motion to approve the minutes. Steve Tatge seconded. The motion passed unanimously.

2. Board Member Introductions

Ms. Donelson invited the committee members to introduce themselves to the new School Board Director liaisons President Topp and Director Mizrahi. The Board Directors introduced themselves. Mr. Best conveyed the value of having School Board directors serving on the committee. He also noted the significance of the committee's guidance in the planning and implementation of the District capital levy programs.

3. BEX VI Capital Levy Updates

Ms. Asencio reported that the BEX VI Capital Levy passed with 74% approval. Mr. Best conveyed that he and Ms. Asencio will begin outlining the 6-year implementation plan for the levy projects and cash flow. He praised Ms. Asencio and her team for their years of work developing the levy package.

4. BEX V & BTA V Project Financial Updates

Ms. Coan reported on the BEX V Capital Levy through December 31, 2024. She conveyed that the program was 75% spent. She highlighted savings in the Major Projects, which would be used to fund other projects in the program.

The committee and staff discussed the Inflation Reduction Act (IRA) funds. Ms. Coan reported that the dollars received were formally recorded in the amount of \$7.9M. Mr. Griffin asked about the risk related to these federal funds. Mr. Best clarified that he is in discussions with Jacob Goldman of Energy Tax Savers regarding risks to the IRA program. Their assessment was that projects that have begun can still expect to receive IRA funds, due in part to the participation of entities throughout the country. Mr. Fink suggested that the risk was elevated as the government is refusing to release funds on completed projects and posed that funding might be frozen.

Ms. Coan reported on the BTA V Capital Levy through December 31, 2024. She conveyed that the program was 22% spent. She highlighted that the program was still too young to forecast savings on projects. She concluded her report noting that revenue for this program was as expected.

Ms. Coan conveyed that the BEX VI reports would start in approximately one year. Mr. Best added that the BEX VI Implementation Plan would come to the committee before being submitted to the School Board for review and approval Fall 2025.

5. BEX V & BTA V Project Updates

Mr. Best and Senior Project Manager Vince Gonzales reported on the projects under construction. Regarding Mercer Middle School, Mr. Griffin asked about lessons learned related to Mass Timber construction. Mr. Best reported that the team would present that information at the committee's May meeting. Mr. Best highlighted that the committee would tour the Rainier Beach High School project for the March meeting.

The committee and staff discussed the tenting employed at the John Muir Early Learning Addition project. Mr. Gonzales praised the tent's effect on increasing worker efficiency and facilitating high quality work. Mr. Best highlighted that the tent was intended to prevent issues the team experienced at the Leschi Elementary School project, where significant moisture issues led to mold growth. He reported that the Leschi project required a hazardous materials subcontractor to remove the mold in addition to other interventions to minimize the impacts to the overall project schedule. He conveyed that a case study contrasting the John Muir Elementary School project with the Leschi Elementary School project is being developed.

6. BEX V RBHS Building Settlement

Mr. Best reported the status of the Building Settlement at the Rainier Beach High School project. He highlighted that he had met with a subgroup of the committee regarding this issue. He also noted the participation of a third-party expert to evaluate the situation. Mr. Best

updated the committee that the affected area was being repoured and little additional settlement was anticipated. He conveyed that the project team is preparing a “lessons learned” discussion prior to starting Phase 4 construction activities.

7. Aki Kurose Middle School Design Update

Project Management – Vince Gonzales – SPS; Brad Tong, Kim Fong – SOJ; Dedy Fauntleroy

Project Architect – Amy Vanderhorst, Sara Wilder – Intergus Architects;

GC/CM Contractor – Kevin McCarry, Pat McGlothlin, Chad Uphaus – Lydig Construction

Mr. Gonzales introduced the project team (listed above). He referred to the Black Space Manifesto and reiterated its significance as a central focus for the team and the development of the design. Ms. Vanderhorst shared an overview of the project and highlighted participants from the School Design Advisory Team (SDAT) process. Mr. Tong expanded on the community engagement process, which continues throughout the project. He highlighted the creation of the Culturally Responsive Design Team, which will inform the selection of textures, imagery, and other representations of culture in the new building.

Ms. Larsen introduced the design of the new building and connected it to the team’s foundational frameworks, including the Aki Core Four, Blackspace Manifesto, and stakeholder and community input. She highlighted design choices that demonstrated the design principles such as de-institutionalizing the existing school through unifying connections and establishing a supportive hub to house community partners, a family room, and other locations for human connection within the layout of the new building. She also described places for connection to nature such as the new courtyard.

Ms. Vanderhorst outlined the implementation of key metrics for energy use, carbon reduction, daylighting, and other examples of sustainable design and attention to the well-being of building occupants.

Mr. McCarry reported on the status of the budget, value management options, and procurement strategy.

Mr. McGlothlin described how lessons learned from Lydig’s work on the Rainier Beach High School project were informing the Inclusion Plan and workforce strategy for the Aki Kurose Middle School project. He emphasized the significance of developing longer term relationships within the community that can flow across multiple projects.

Mr. Tatge asked how the landscaping would be designed to work within the constraints of the district’s maintenance resources. Ms. Vanderhorst reported that the project team is working with Michelle Biggs from the district to identify a low maintenance solution.

Ms. Moore asked the project team to identify the connections of the design choices more clearly to the Black Space Manifesto, within the presentation, to clarify its application.

Ms. Sadhwani praised the design and integration of the courtyard. She asked how the team plans to protect it during the value engineering process. She also asked about anticipated impacts to the project related to upcoming tariffs. Mr. McCarry agreed that tariffs pose a risk, and the extent of that risk was still being researched and evaluated. He noted that this issue is being tracked across multiple projects.

Mr. Tatge asked about the plans for bringing on MC/CM and EC/CM at this stage of design development and the possibility for incorporating their contributions into the project. Mr. McCarry explained that the timing was related to internal processes but that he was confident in that they would make meaningful contributions to the project offering value to the GC/CM and the District.

8. Meeting Re-cap

Ms. Donelson thanked the team for the presentation. She reminded the committee that the March 14 meeting would be a tour of the Rainier Beach High School project. She noted that we would again be meeting at the Lydig Construction trailer access from the northeast portion of the site. She thanked Ms. Moore for her service on the committee and wished her well with future endeavors.

9. Adjourn

Ms. Donelson adjourned the meeting at 10:35 AM.