



BEX /BTA Oversight Committee

April 11, 2025, 8:30 – 10:30 AM

JSCEE Room 2750

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:30 AM
- b. Roll call:
 - i. Committee members present: Janet Donelson, Duncan Griffin, Monty Anderson, Luis Adan, Steve Tatge, Lavina Sadhwani, Bill Kent, Warren Johnson, Jennifer DuHamel,
 - ii. Committee members absent: Mike Fink, Sherry Edquid
 - iii. Board Directors present: President Gina Topp
 - iv. Board Directors absent: Joe Mizrahi
 - v. Capital Projects Staff present: Richard Best, Mike Skutack, Vince Gonzales, Tom Gut, Becky Asencio, Melissa Coan, Jen Lincoln
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda. Duncan Griffin seconded. The motion passed unanimously.
- d. Meeting minutes: Duncan Griffin made a motion to approve the meeting minutes from February 14, 2025. Warren Johnson seconded. The motion passed unanimously.

2. BEX/BTA Oversight Committee Membership Introductions

The committee welcomed new member Bill Kent. Mr. Kent introduced himself and described his professional background. Committee members, Board President Topp, and the committee's staff introduced themselves.

Mr. Best introduced Virginia Bethea to the committee and described the goals of her new role as Student Community Workforce Agreement (SCWA) Coordinator.

Mr. Skutack updated the committee on the status of the Rainier Beach High School project. He highlighted that the project received the Temporary Certificate of Occupancy (TCO), the building was being activated, and students were scheduled to move in Monday, April 21, 2025, immediately after Spring Break.

3. BEX V & BTA V Project Financial Updates

Ms. Coan reported on the BEX V Capital Levy through February 28, 2025. She highlighted that BEX VI funds were infused into a couple project budgets and identified where those transfers were documented on the reports. She conveyed that the program was 66% spent. She confirmed that revenue matched expenditures and the program was in the black.

Ms. Sadhwani requested that a future meeting highlight the risks related to the federal government and the potential impact of tariffs on projects as well as approaches that may reduce those risks.

Ms. Coan reported on the BTA V Capital Levy through February 28, 2025. She conveyed that the program was 23% expended and reminded the committee that it is a young program. She highlighted that the Capital budget for 2025-26 was in development and would be primarily comprised of BTA V projects.

4. BEX V & BTA V Project Updates

Mr. Best and Senior Project Managers Vince Gonzales, Tom Gut, and Mike Skutack reported on the projects under construction.

Alki Elementary School Replacement Project

Mr. Gonzales described the project's robust measures for moisture mitigation. He conveyed that the team applied lessons learned from prior Cross-Laminated Timber (CLT) projects completed with Cornerstone General Contractors. Ms. Sadhwani recommended that lessons learned be incorporated in Capital Projects standards and documentation. Mr. Adan asked if mass timber projects were excluded from the BEX VI Levy. Mr. Best noted that the district's Risk Manager has requested the District pause CLT structures while he continues to collaborate with Builders Risk and Property Insurance providers about Seattle Public Schools (SPS) mass timber projects.

Asa Mercer International Middle School Replacement Project

Mr. Gonzales conveyed that the project was on schedule to achieve Substantial Completion on June 25, 2025. He highlighted one issue on the site that remained to be addressed; Seattle City Light (SCL) desires to place a guide wire at the main entrance to the school.

John Rogers Elementary School Replacement Project

Mr. Gonzales updated the committee on recent activities. Mr. Johnson asked if the storm water issue had been resolved. Mr. Best clarified that while SPS had completed the necessary on-site improvements, Seattle Public Utilities (SPU) recommendations for off-site work were still under review and discussion. He confirmed that the project was on schedule for substantial completion.

Spokane Street Warehouse Project

Mr. Gut explained that a new warehouse was required due to the demolition of the south stands at Memorial Stadium. He noted that underneath the stand is the District's Surplus Warehouse, and they will be eliminating the warehouse space at that site. He highlighted the timeline of activities necessary to coordinate across the two projects.

5. BEX V RBHS Building Settlement

Mr. Best updated the committee on the activities related to the gym settlement issues. He reiterated that Seattle Department of Construction and Inspections (SDCI) issued the Temporary Certificate of Occupancy (TCO) for Rainier Beach High School. He highlighted that SDCI posed seven additional questions for the team's engineers to address addressing building settlement during a seismic event.

Mr. Adan asked about the fluctuating water levels and exposed peat. Mr. Best confirmed that the matter was under discussion with engineers. He highlighted that piezometers were in place and the data continued to be reviewed. Mr. Johnson and Ms. Donelson asked about cost implications. Mr. Best clarified that this was a Design Build system and conversations as to how to resolve the additional costs were only preliminary mentioned as efforts are focused on achieving the TCO.

6. Annual Update Student Community Workforce Agreement

(Richard Best – Seattle Public Schools;
Jeanne Fulcher, Nidia Henriquez, Rudy Camacho - City of Seattle;
Jay Connolly – Seattle Public Schools – Career & Technical Education Program)

Mr. Best introduced the presenters and provided an overview of the SCWA. He highlighted the goals of the work. He clarified for the committee that the SCWA is on a 5-year renewal cycle.

Ms. Henriquez and Mr. Camacho reported on their tracking measures concerning numbers of workers in Priority Hire and Diversity Hire categories. They highlighted that the projects exceeded goals for Black, Indigenous, and People of Color (BIPOC) for journey workers and apprentices. They presented a comparison of representation on SPS projects to the demographics of Seattle. They clarified that the data focused on workers in the field and did not include representation in roles of construction managers, project engineers or project leaders.

Ms. DuHamel asked about barriers to diverse representation of workers on jobsites. Ms. Henriquez and Mr. Camacho prioritized awareness of these careers and emphasized the work in progress to cultivate that awareness with students, parents, high school counselors.

The committee and presenters discussed a deeper dive into the demographics of the business owners, such as sub-contractors, doing the work. Mr. Best highlighted the goal of bringing in smaller businesses and the concurrent work of supporting them by identifying the processes required for work on SPS projects.

Israel Presley, a graduate of Rainier Beach High School, shared his experience getting connected to a career in the trades and working on SPS project. He conveyed the role of his mentors in creating awareness of the opportunities. He celebrated the SCWA program in offering him a new direction, providing him with a living wage, and supporting him with work he enjoys and finds fulfilling. Mr. Presley described the positive effect of mentorship in retaining new workers. He highlighted the commitment of contractors, like Lydig Construction, and the practical ways they show up for SPS students and the Seattle community.

Ms. Luboff and Mr. Connolly reported on the ways that SPS students are introduced to the trades and prepared for those careers. They conveyed a series of phases of education starting with Awareness, continuing through Career Launch internships, and including pre-apprenticeship programs. They celebrated the role of the SCWA in the development of work-based learning within SPS and highlighted industry partners such as Lydig, Forma, and Cornerstone. They described the enhancements to the Career and Technical Education (CTE) program made possible through the King County Priority Hire Grant. They showed a video of SPS graduate Johan Gaspar-Jimenez describing the benefits of the CTE program in starting his career in the trades. Mr. Connolly concluded the presentation with an outline of next steps for the CTE program with the support of the Priority Hire Grant.

7. Adjourn

Ms. Donelson adjourned the meeting at 10:32 AM.