



BEX /BTA Oversight Committee

June 13, 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, Bill Kent, Sherry Edquid, Mike Fink, Luis Adan, Warren Johnson, Lavina Sadhwani, Jennifer DuHamel, Monty Anderson
 - ii. Committee members absent: Steve Tatge
 1. Board Directors present: Joe Mizrahi, Gina Topp
 - iii. Capital Projects Staff present: Richard Best, Becky Asencio, Melissa Coan, Vince Gonzales, Jen Lincoln, Mike Skutack
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda. Sherry Edquid seconded. The motion passed unanimously.
- d. Meeting minutes: Duncan Griffin made a motion to approve the minutes from May 9, 2025. Luis Adan seconded. The motion passed unanimously.

2. BEX/BTA Chair & Vice Chair Elections

Ms. Donelson reminded the committee that she is stepping down from her role as Committee Chair. She relayed that Mr. Tatge had volunteered for the role. Ms. Donelson nominated Mr. Tatge for Committee Chair. There were no other nominations. Mr. Tatge was confirmed unanimously by a voice vote, for a four-year term starting September 2025. Mr. Griffin nominated Luis Adan for the role of Vice Chair. He was confirmed unanimously by a voice vote for a two-year term starting September 2025.

The committee proposed alternative formats for holding the monthly meetings, such as resuming hybrid meetings or at school buildings. Mr. Best highlighted that it was not possible to conduct hybrid meetings from JSCEE 2750. He committed to reviewing meeting options and logistics with Ms. Lincoln.

Ms. Donelson conveyed that several members of the committee had terms expiring in August 2025. She relayed that the application for open seats would be available online and shared with the committee in the coming weeks. She reminded the committee that members with terms ending would need to apply for renewal.

3. BEX V & BTA V Project Financial Updates

Ms. Coan reported on the BEX V Capital Levy through April 30, 2025. She confirmed that revenue matched expenditures and there was sufficient cash follow for the upcoming summer expenses. She concluded that the program was in the black.

Mr. Griffin suggested adding a column or other notation to identify risks to project funding. The committee and staff discussed distinct types of risk. Ms. Coan agreed to add a risk indicator to the reports.

Ms. Coan reported on the BTA V Capital Levy through April 30, 2025. She conveyed that the program is 25% spent. She focused her comments on the Memorial Stadium project, which is the largest project in BTA V and highlighted the types of owner costs included in the project. She clarified that the purchase of an additional warehouse was for a Grounds Annex and the funding came from the BEX V property acquisition allocation.

Mr. Fink asked about the district's financial commitment to the Memorial Stadium project. Mr. Best clarified that the amount was set in the BTA V levy and would not be exceeded. He further noted that any additional funding for the project, in excess of the budget, would be the responsibility of the Memorial Stadium Redevelopment organization.

4. BEX V & BTA V Project Updates

Mr. Best highlighted that the Montlake Elementary School project received its Temporary Certificate of Occupancy (TCO) in early June. Mr. Gonzales conveyed that Asa Mercer International Middle School and John Rogers Elementary School projects were on track to receive their TCO late June 2025. He noted that the John Muir Early Learning Addition project anticipated receiving their TCO late August 2025.

5. Lessons Learned from SPS Mass Timber & Cross Laminated Timber Development

Vince Gonzales – Seattle Public Schools;

Michael Davis – Bassetti Architects;

Joe Mayo – Mahlum Architects

Matt Everett - Cornerstone General Contractors

Mr. Best introduced Senior Project Manager Vince Gonzales who introduced the presenters (listed above). Mr. Gonzales shared the agenda and identified the four projects that they would be discussing: Maple Elementary School Modular Classroom Addition, Van Asselt School - Interim Site, Asa Mercer International Middle School Replacement and Alki Elementary School Addition and Modernization. Joe Mayo and Michael Davis provided an overview of each project highlighting lessons learned to be applied to future mass timber and/or Cross-Laminated Timber (CLT) projects. Mr. Gonzales concluded the presentation with an overview of the challenges and next steps for securing Builders Risk insurance.

Mr. Best moderated a panel discussion with Mr. Gonzales and the presenters. Topics of discussion included: the advantages of mass timber and CLT, design considerations, construction challenges and how to mitigate them, preferred procurement methods, and the challenges of acoustics.

Ms. Donelson asked about any issues encountered working with the Seattle Department of Construction and Inspections (SDCI) and the Fire Department. Staff reported that there were some initial challenges with Seattle Fire regarding variances but no significant challenges with SDCI. They recommended close collaboration with all permitting agencies in advance prior to determining to design and construct a mass timber or CLT structure..

Mr. Griffin asked about the interplay of the risks and effects on schedule. The presenters described the importance of collaborating on the development of a project schedule early in the design process such that you understand when construction activities will occur. They noted the importance of having roofing construction activities occur beginning late spring or summer. They highlighted that mass timber and CLT structures are highly moisture sensitive and must be kept dry.

Ms. Edquid asked about the differences between steel and mass timber specific to seismic fitting and maintenance. The team reported using traditional seismic methods such that the same erector can do the brace frames and the mass timber. They also described typical maintenance issues between both methods. They highlighted the benefits of mass timber in terms of ready access to mechanical infrastructure.

Ms. DuHamel asked about the future of these types of projects for Seattle Public Schools (SPS). Staff reported that they have paused designing and constructing mass timber projects to allow the District's Risk Manager to determine how to cost effectively insure the projects during construction and long term. They conveyed that the Washington State Legislature is extremely interested in these types of projects. They highlighted the benefits of these projects for climate resilient buildings, in terms of reducing carbon emissions and providing occupants with minimal air infiltration when faced with wildfire smoke or other air quality concerns.

Mr. Fink asked about the impacts of tariffs. Staff acknowledged tariffs remain a concern, however cross laminated timber manufacturing facilities are being constructed in Washington and Oregon.

6. Adjourn

Mr. Best reminded the committee that the July 11, 2025, meeting was scheduled to occur at Asa Mercer International Middle School and noted that attendees would meet at the main entry to the building.

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