



BEX /BTA Oversight Committee

October 10, 2025, 8:30 – 10:30 AM

JSCEE Room 2750

Minutes

1. Call to Order

- a. Luis Adan called the meeting to order at 8:30 AM
- b. Roll call:
 - i. Committee members present: Luis Adan, Nicky Kamemoto-Lyons, Adib Altallal, Janet Donelson, Warren Johnson, Mike Fink, Monty Anderson, Jennifer DuHamel, Sherry Edquid
 - ii. Committee members absent: Steve Tatge, Duncan Griffin
 - iii. Board Directors absent: President Gina Topp, Director Mizrahi
 - iv. Capital Projects Staff present: Vince Gonzales, Becky Asencio, Tom Gut, Mike Skutack, Aliye Aliye, Jen Lincoln
- c. The meeting agenda: Janet Donelson made a motion to approve the agenda. Mike Fink seconded. The motion passed unanimously.
- d. The meeting minutes from September 12, 2025: Mike Fink made a motion to approve the minutes. Janet Donelson seconded. The motion passed unanimously.

2. BEX V & BTA V Project Updates & Lessons Learned Projects Opening Fall 2025 (Vince Gonzales, Mike Skutack, Tom Gut)

Senior Project Managers Vince Gonzales, Tom Gut and Mike Skutack reported on active projects and highlighted lessons learned.

Mr. Gut provided an overview of the first of two projects at Eckstein Middle School, which addressed improvements to seismic support, lighting, and science classrooms. He conveyed a challenge that emerged when the science classrooms failed the initial plumbing inspection due to a new requirement for dilution tanks. This change reflects a significant difference in requirements since the installation of science classrooms at Asa Mercer International and James Madison Middle Schools. The project team is acquiring the dilution tanks.

Mr. Gonzales highlighted lessons learned from the Asa Mercer International Middle School project that were applied to the Alki Elementary School project. He also described the challenges of sequencing and managing multiple trades when the spaces were ready for them following the swift erection of the Cross-Laminated Timber (CLT).

Mr. Skutack reported that the Montlake Elementary School project was in close-out mode. He conveyed that design and construction of the rooftop play area was informed by building envelope consultants BET&R and anticipated to be free of leaks well into an extended future. He confirmed that the building was following the district's new security requirements including a secure entry vestibule and additional Verkada security upgrades.

Mr. Gut described the second project at Eckstein Middle School, which addressed window replacements of the landmarked building. He described unforeseen conditions requiring expanding the scope of the project to include structural repairs. He clarified that these conditions were not known earlier due to the building being occupied, were identified during demolition construction activities and then required abatement of hazardous materials.

Mr. Skutack provided an update on the Rainier Beach High School project, of which three of five phases are complete. He confirmed that the building settlement was localized to one specific area and remediation was complete. He relayed that a financial settlement concerning the matter has been achieved.

Mr. Skutack described the challenges of the AV, Intercom, and Security project in terms of mitigating disruptions to the classrooms so that teaching and learning can continue during the school day, as work is performed during swing shift. He confirmed that the Department of Technology Services (DoTS) provides the team with recommendations for the design and specifications of the audio-visual devices to be implemented.

3. BEX V & BTA V Project Financial Updates

Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V Capital Levy through August 31, 2025. He conveyed that 74% of the total budget was spent. He confirmed positive cash flow.

Mr. Aliye reported on the BTA V Capital Levy through August 31, 2025. He conveyed that this younger levy was 32% spent and confirmed positive cash flow. He referred to the budget transfers log and highlighted that there were no transfers during the month of August.

Mr. Johnson suggested breaking out the AV, Intercom and Security project into a clearer line item to make it simpler to track, given that the project weaves funding from BTA V and BEX VI, capital levies.

Ms. Edquid asked if the projects must adhere to "Buy American" policies. Mr. Gonzales clarified that the district does not have "Buy American" policies and bid documents do not include "Buy American" contract provisions .

4. Memorial Stadium Redevelopment Update

(Brad Tong, SOJ; Rob Johnson, Memorial Stadium Redevelopment)

Brad Tong of Shiels Oblatz Johnsen (SOJ) opened the presentation with an update on key project activities since the committee received the design presentation in November 2024. He introduced Rob Johnson from the Memorial Stadium Redevelopment LLC (MSR). Mr. Johnson described his role as a lead from MSR working with the City of Seattle and Seattle Public Schools (SPS) on the project's development and operating agreements. He confirmed that the development agreements were executed but operating agreements were still in negotiations. Mr. Tong clarified that SPS Assistant Superintendent of Finance, Kurt Buttleman, is representing SPS in this process.

Rob Johnson reviewed the project goals, an overview of the team, and the design renderings. He highlighted details of the key emphases of the design such as integrating the stadium into the broader campus, modernized locker rooms, and a new plaza leading up to the Memorial Wall. Mr. Johnson conveyed an overview of the construction schedule, noting demolition activities were in progress, and opening is scheduled for Labor Day 2027.

Warren Johnson asked about any surprises during the demolition. Rob Johnson recounted the discovery of a sewer line from the 1880s. He confirmed that Seattle Public Utilities (SPU) has taken fiscal responsibility for its replacement. He did note that it did affect the phasing of the project schedule.

Ms. Donelson asked about parking lot. Rob Johnson reported there would be slight adjustments to establish pay stations. He clarified that the small building which previously housed the SPS athletics department would be demolished and replaced with parking stalls to restore the spaces lost to the plaza at the Memorial Wall.

Rob Johnson confirmed that the design included strategic openings in the fencing to accommodate food trucks. He reported that seating or other uses of the upper concourse would be decided after the building was complete, and the space could be evaluated at that time.

Warren Johnson asked about potential risks to the project budget. Rob Johnson clarified that the development agreement placed the risk on MSR, so SPS was protected by that clause.

5. GC/CM Agency Certification (Tom Gut)

Mr. Gut reported that SPS was seeking agency certification for General Contractor/Construction Manager (GC/CM) project procurement. He relayed that the application was due on October 20, 2025. He presented an overview of GCCM and highlighted its benefits.

Mr. Johnson asked about the comparison of SPS projects between Design Bid Build (DBB) and GC/CM with regard to schedule and price. Mr. Gut relayed that Capital Projects has not done a formal comparison of the two methods.

Mr. Gut described the current process by which SPS brings each project to the state's Project Review Committee (PRC). He reported that this process is inefficient and the extensive application for each project presents redundancies. He also noted that challenge of coordinating the SPS project schedule with the PRC review schedule.

Mr. Gut proposed a new review process, for adoption if SPS received agency certification for GC/CM determination. He highlighted that Step 3 would involve a Senior Project Manager presenting an internal GC/CM Project Approval form to a sub-committee of the BEX/BTA Oversight Committee for their review. He clarified that agency certification lasts three years at which time the district could recertify or resume the current project-by-project process.

Mr. Fink asked about how many projects would be reviewed through the new process. Mr. Gut estimated four to six project per year. He anticipated engaging an ad hoc sub-committee of up to three volunteers. He clarified that the volunteers could vary by project so that the review did not all land on the same committee members. Ms. Donelson recommended coordinating the review process with the BEX VI Implementation Plan.

Mr. Gut presented a sample Project Approval form. Ms. Edquid asked if the sub-committee issued an approval/denial. Mr. Gut clarified that the sub-committee would provide a consultation and recommendation, not an approval/denial.

Mr. Gut formally asked the committee if they agreed with SPS seeking agency certification. The committee agreed unanimously.

6. Adjourn (Luis Adan)

Mr. Adan adjourned the meeting at 10:32AM.