



BEX /BTA Oversight Committee

November 14, 2025, 8:30 – 10:30 AM

JSCEE Room 2750

Minutes

1. Call to Order

- a. Steve Tatge called the meeting to order at 8:31 AM
- b. Roll call:
 - i. Committee members present: Steve Tatge, Luis Adan, Janet Donelson, Warren Johnson, Mike Fink, Jennifer DuHamel, Sherry Edquid
 - ii. Committee members absent: Duncan Griffin, Monty Anderson, Nicky Kamemoto-Lyons, Adib Altallal
 - iii. Board Directors present: Joe Mizrahi, Gina Topp
 - iv. Capital Projects Staff present: Richard Best, Melissa Coan, Mike Skutack, Becky Asencio, Vince Gonzales, Jen Lincoln
- c. The meeting agenda: Janet Donelson made a motion to approve the agenda. Luis Adan seconded. The motion passed unanimously.
- d. The meeting minutes from October 10, 2025.: Warren Johnson made a motion to approve the minutes. Janet Donelson seconded. The motion passed unanimously.

Due to lack of a quorum, approval of the agenda and minutes were deferred until arrival of additional members at 8:49 AM.

2. BEX V & BTA V Project Financial Updates

Capital Finance Manager Melissa Coan reported on the BEX V Capital Levy through September 30, 2025. She conveyed that the program was 75% spent. She noted that all the projects from 2023 were showing savings, which would rebuild the reserve. She indicated that these dollars will be allocated to active projects on an as needed basis.

Ms. Coan explained that the major variance in the revenue resulted from the \$8M, received through the Inflation Reduction Act (IRA), being transferred from Capital Fund to the General Fund. She indicated that she anticipates future IRA dollars will be similarly transferred to the General Fund. She highlighted that investment earnings were higher than expected and could help defray the loss of the IRA funds. Ms. Coan and Mr. Best will be reviewing and updating revenue projections to reflect the recent changes and daylight potential risks.

Ms. Coan reported on the BTA V Capital Levy through September 30, 2025. She conveyed that the program is 37% spent. She relayed there were no concerns or variances in the expenditures or revenue. She confirmed that the AV, Intercom and Safety & Security project would be called out in its own line item in an upcoming report.

3. BEX V & BTA V Project Updates & Lessons Learned Projects Opening Fall 2025 **(Richard Best, Vince Gonzales, Mike Skutack)**

Mr. Best and Senior Project Managers Vince Gonzales and Mike Skutack reported on active projects and highlighted lessons learned.

Mr. Gonzales conveyed that the Alki Elementary School project was on budget and remains on the revised project schedule, following the parking Departures process of last year. He updated the committee on coordination efforts with Seattle Parks and Recreation to finalize an agreement about improvements to Whale Tail Park. Mr. Best clarified that the project scope was affected as the Park District requested improvements to Whale Tail Park and the Park Boulevard, since the contractor is utilizing that property for a construction laydown area and because the school uses it for their playground.

Mr. Gonzales clarified that the John Rogers Elementary School Replacement project was operating with a Temporary Certificate of Occupancy (TCO) due to pending street improvements, which Seattle Department of Transportation (SDOT) required late in the project. He noted that those improvements would be completed Summer 2026.

Mr. Skutack updated the committee on the Rainier Beach High School project. He highlighted that phases one through three are complete. He noted phase four is currently 14 days behind schedule do to additional abatement activities being discovered during building demolition.

Mr. Gonzales explained that the John Muir Elementary School Early Learning Addition and Improvements project was in a similar situation as the John Rogers project. He indicated that John Muir Elementary School Early Learning Addition is also operating under TCO due to SDOT requirements for street improvements. He acknowledged this as a challenge to the project, as to how the improvements will be delivered and funded.

Mr. Best updated the committee on the Memorial Stadium project. He confirmed that abatement activities were complete, and demolition of the concrete structures is on-going. He noted that the concrete is being processed and recycled on-site for project use. He confirmed the unforeseen discovery of an old, existing sewer line has impacted the project schedule approximately ten days. He clarified that while the project has received demolition and sewer permits, other permits remain a topic of discussion at O/A/C meetings between Sellen Construction and Generator Studios.

4. John Marshall School – Interim Site Conceptual Planning **(Seattle Public School – Mike Skutack & Paul Wight – Seattle Public Schools** **Bassetti Architects – Michael Davis, Jordan Kiel, Amanda Hoehn, Charlie Bucheit)**

Project Manager Paul Wight introduced the project and the team. He conveyed that the project was in the middle of the School Design Advisory Team (SDAT) process, and that this presentation provided initial conceptual design ideas for committee review and input. He noted the schematic design would be presented to the committee Spring 2026.

Amanda Hoehn opened the presentation with an overview of the project, she referred to a handout outlining the project schedule and how the building interim use would support the district's educational programs. Mr. Bucheit delivered an orientation to the building site and its challenges. He highlighted the tension between the landmarked building's small instructional spaces compared to the contemporary requirements of the Elementary School and Middle School educational specifications. Mr. Kiel added further details about the landmarked process for the building.

Mr. Kiel provided an overview of the SDAT team and its goals. He explained that since the building would be used as an interim site the SDAT was comprised of district staff familiar with the location as well as the challenges that face a school community when they are housed in an interim site. He highlighted the attention to flexibility and making the building customizable to serve a variety of school communities, elementary, middle and high school programs.

Mr. Davis presented the SDAT's preferred scheme. He reviewed the external spaces for student drop-off and outside play or learning spaces. He described the floor plans by level with attention to historic features, opening the space, daylighting, and new connections provided by the revised design. He previewed the addition for a larger gym.

Ms. DuHamel asked about including participants from the building's neighborhood in the SDAT process. The team clarified that while there was no real interest from the neighbors at this stage, outreach to the immediate community was planned. Ms. Hoehn highlighted that one issue that had affected the neighborhood previously was traffic congestion, so the new design was addressing rerouting school-related traffic.

Mr. Tatge asked for clarification on the budgeting process. Mr. Best confirmed that the project budget is set and the GMP cannot exceed \$90M. The team described their process for analyzing design proposals and identifying cost effective solutions to meet the budget while maintaining the goals of the project, from the beginning rather than making cuts at the end.

Ms. Donelson asked for the status of the landmarks process. Mr. Kiel confirmed that the team is ready to start that work once the district submits the Landmark Report.

Ms. Edquid asked about the school community's access to the park and ride parking lot. Mr. Wight confirmed that will be explored with Metro, as well as access for teacher parking and attention to security at that location.

Ms. Edquid suggested establishing a connection between the site and Green Lake. Mr. Davis confirmed that the team is balancing the roles of neighborhood and place with the flexibility for each school community to bring their own artifacts, mascots, and identities.

Ms. DuHamel asked about screening the outdoor spaces in terms of secure spaces for children to play. Mr. Davis confirmed that both landscaping and fencing will be employed to provide visual buffers.

Mr. Gonzales asked about the inclusion of a Family Room and flex spaces for early learning. Mr. Davis conveyed that the design wasn't yet at that level of detail. Mr. Gonzales suggested touring the recent project at John Muir Elementary School to see the new early learning classroom and support spaces.

5. Meeting Re-cap

Mr. Tatge requested ideas for future meeting topics for February and June. Staff agreed that the topic of multi-uses for school buildings could be prepared for the February meeting.

Mr. Adan requested an update on agency certification for General Contractor/Construction Manager (GCCM) procurement. Mr. Best explained that the proposal would be submitted in December, for a January 2026 presentation because the Capital Projects Advisory Review Board (CPARB) was full for their December meeting.

Mr. Fink asked about Seattle Public Schools (SPS) real estate management. Ms. Asencio explained that a portfolio approach was in development and would be ready in the Spring. Mr. Fink offered to participate in those discussions based on his experience in that area.

Director Topp updated the committee on the introduction of Ben Shuldiner as the new superintendent. She conveyed highlights of his career prior to coming to SPS. She noted that contract negotiations were in progress and that he was expected to start February 2026.

6. Adjournment

Mr. Tatge adjourned the meeting at 10:30 AM.