



## **BEX /BTA Oversight Committee**

December 12, 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, Mike Fink, Nicky Kamemoto-Lyons, Warren Johnson, Duncan Griffin, Adib Altallal, Jennifer DuHamel,
  - ii. Committee members absent: Luis Adan, Janet Donelson, Monty Anderson, Sherry Edquid
  - iii. Board Directors present: Gina Topp
  - iv. Board Directors absent: Joe Mizrahi
  - v. Capital Projects Staff present: Richard Best, Mike Skutack, Vince Gonzales, Tom Gut, Melissa Coan, Becky Asencio, Jen Lincoln
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda. Mike Fink seconded.
- d. The meeting minutes from November 14, 2025: Mike Fink made a motion to approve the minutes. Warren Johnson seconded.

#### **2. BEX V & BTA V Project Financial Updates**

Capital Finance Manager Melissa Coan reported on the BEX V Capital Levy through October 31, 2025. She conveyed that the program was 76% spent. She reminded the committee that the January 2026 meeting will include a deep dive into the program budgets.

Ms. Coan followed up on the BEX V levy revenue discussion that began at the November meeting. She reminded the committee that the \$8M from the Inflation Reduction Act (IRA) was moved from the Capital budget to the General Fund, which rendered the BEX V Capital Levy at a deficit. She relayed that following deeper examination of investment earnings and Distressed School grants the projected deficit was reduced to \$2.6M and she anticipates closing that gap.

Ms. Coan reported on the BTA V Capital Levy program through October 31, 2025. She conveyed that the program is 40% complete, on course with planned expenditures, and no negative variances. She highlighted the underspend for this program is \$1.9M.

Warren Johnson asked where to see the AV/Safety, and Security project. Ms. Coan clarified that it is primarily funded in BEX VI, with some costs covered in BTA V. She explained that the complete project will be reported on the BEX VI report anticipated February 2026.

### **3. BEX V & BTA V Project Updates**

**(Richard Best, Vince Gonzales, Mike Skutack, Tom Gut)**

Mr. Best and Senior Project Managers Vince Gonzales, Tom Gut, and Mike Skutack reported on their active projects at the following schools: Eckstein Middle School, Alki Elementary School, Rainier Beach High School, and the multi-site AV, Safety, and Security project.

Mr. Tatge asked about the single occupant restrooms at Alki Elementary School in relation to water usage and code requirements. Mr. Best replied that the District provides water closets at all single occupant restrooms. He further noted that conversations with the Seattle Department of Construction and Inspections (SDCI) concerning plumbing fixture counts are on-going. He noted that SDCI is seeking standardization across Seattle Public Schools (SPS) projects concerning plumbing fixture counts.

### **4. BEX VI Capital Levy Implementation Plan**

**(Richard Best, Becky Asencio)**

Ms. Asencio opened the presentation with an overview of the levy process. Mr. Best highlighted the influence of regulatory agency requirements on the projects and budgets that comprise the BEX VI Levy. He acknowledged a tension between meeting state and city requirements on their timelines versus the condition of aging school buildings learning environments throughout the district.

Ms. Asencio referred to the Board Approved projects list. She reviewed the procurement methods employed by Capital Projects and how those methods inform estimated budgets that shape the levy.

Ms. Asencio referred to the Draft Implementation Plan. She reviewed how to read the document and how it presents key elements concerning cash flow, escalation, coordination with other levies, and project phasing. She described how the finalized Implementation Plan will be used by other departments such as Transportation and Department of Technology Services (DoTS). She highlighted a change to duration of major project phasing to allow more time for greater community engagement during project conceptualization.

Ms. Asencio referred to the draft 6-Year Cash Flow. She described the priorities that organize the data such as expenditures, revenue, and cyclical expenses from DoTS and Major Preventative Maintenance (MPM). She highlighted that DoTS has not been expending all its allocation in the planned timeframe, which has impacts on Capital Projects cash flow and projections.

Mr. Best highlighted the anticipated escalation rate of 5%. He invited input from the committee on how to evaluate that for accuracy and any factors that might influence it. Mr. Fink suggested reviewing the escalation rates over the past 20 years for patterns.

Mr. Griffin suggested discussing a broader view of SPS buildings in terms of community resources, community use, and potential new funding streams for the district. Mr. Best confirmed that multiple uses for SPS buildings will influence the next approach to the Facilities Master Plan.

Ms. Asencio highlighted outstanding issues and dependencies related to the Draft Implementation Plan. She reminded the committee that an elementary school in the northeast region of the district would be planned for the end of the levy. She acknowledged that the current plan does not include seed money for BTA VI levy projects.

Ms. Asencio concluded the presentation with a preview of the next steps for finalizing the plan. The plan will be submitted to the School Board for approval in February 2026. She noted that projects that were not completed in prior levies will be reviewed with attention to combining projects at a given site, when possible.

#### **5. Future Meeting Agenda Item Topics**

Mr. Tatge invited input on future meeting topics as well as ways to restructure meeting to focus more time on deeper discussion.

Mr. Best highlighted that the process of updating the Facilities Master Plan was coming up. He invited input about multi-use buildings and related topics such as centralizing early learning in one location or distributing it at sites throughout the district, and the establishment of a Central Skills Center. Mr. Tatge asked if there were SPS properties that could be monetized.

Ms. DuHamel requested an update on educational specifications and how those influence the flexibility of future projects. She also inquired about lessons learned from the School Design Advisory Team (SDAT) process.

The committee acknowledged that multi-use of district buildings is a large topic that could require significant time and outside advisors to meaningfully address. Mr. Best asked if the discussion could begin at the February meeting, to help inform the Facilities Master Plan. He committed to working with Mr. Tatge and Mr. Griffin to prepare for the topic.

#### **6. Adjourn**

Mr. Tatge adjourned the meeting at 10:36 AM.