

BEX/BTA Oversight Committee

Report to Board of Directors

Steve Tatge, Committee Chair

April 13, 2026

Background

1. Committee Members

- Luis Adan Principal, Adan CM-Consulting LLC
- Adib Altalal Water and Sewer Engineer, City of Tukwila Public Works
- Monty Anderson Executive Secretary, Seattle Building & Construction Trades Council
- Janet Donelson Architect, Retired Real Estate Developer
- Jennifer DuHamel Architect, Principal, LMN Architects
- Sherry Edquid Project Manager, City of Tukwila Public Works
- Michael Fink Attorney, Retired from AG's UW Division
- Duncan Griffin Architect, Managing Principal, HDR Architects
- Warren Johnson Director of Business Development, JTM Construction
- Nicky Kamemoto-Lyons Development Manager, Seneca Group
- Steve Tatge Architect, Assoc. VP, Asset Management, UW Facilities
- Gina Topp School Board President
- Joe Mizrahi School Board Director

2. Meetings

This report covers September 2025 through March 2026 meetings. The Committee meets monthly (except August), to review the planning and development status of projects that are part of the BEX and BTA Programs. Occasionally, a completed project tour will be held in lieu of a meeting. We meet in person for two hours.

3. Project Status Reports

The committee discusses significant identified issues for projects as well as for the District's capital program as a whole and receives reports with general updates on selected projects. This focus allows us to spend the time to understand and provide guidance on critical issues. Committee members read the monthly status reports before the meeting and bring questions to the meeting.

4. Financial Reports

The committee members receive detailed financial reports for active BEX and BTA Programs in advance of the meetings and staff brief the committee at the meeting.

5. Project Reviews

The Committee reviews and comments on any design presentations, typically given by the architect, project manager, general contractor (if selected) and, most often, the school's principal. Projects are reviewed at the conceptual and schematic design phases. Members provide comments for the District staff to consider as the projects are developed further, but do not approve or give direction on the design.

Meetings

September 12, 2025

Steve Tatge assumed the Committee Chair role, and the Committee and staff thanked Janet Donelson for her years of service as Chair. Mike Skutack, Sr. Project Manager, reported that Kimball Elementary was nominated for the James D. MacConnell award from the Association for Learning Environments (A4LE). Melissa Coan, SPS Capital Program Finance Manager, reported on BEX V and BTA V progress and noted the programs were 72% and 28% spent, respectively.

The Committee was briefed and commented on several projects:

Alki Elementary: This is the District's fourth Cross-Laminated Timber (CLT) structure, and Sr. PM Vince Gonzales reviewed a number of lessons learned for completing such projects successfully.

John Rogers Elementary: The Family Resource Room was highlighted and the committee suggested consideration of such spaces for community use during severe weather or other challenging circumstances.

Montlake Elementary: Sr. PM Mike Skutack noted the addition replaced portables and that the District is only using the addition currently, with the original building closed to save operating costs but allowing for enrollment growth.

Rainier Beach High School: Sr. PM Mike Skutack noted that the technical and education specifications and SDAT input had been very successfully deployed in the project, but that there had been challenges with changes being requested by other programs which will also use the building.

Audio-Visual, Safety and Security Project: Sr. PM Mike Skutack noted the challenge of implementing this project in occupied facilities and stressed the importance of communication with school staffs. The project team was learning improved approaches to anticipating disruptions, communicating about schedules, and clarifying the extent of the work at each location.

October 10, 2025

The Committee was briefed and commented on several projects:

Eckstein Middle School: Sr. PM Tom Gut reviewed two projects and lessons learned were shared about plumbing issues and window replacements, the latter specific to structural deficiencies discovered and then addressed as the work progressed.

Asa Mercer International Middle School: Sr. PM Vince Gonzales shared the challenges of ensuring that multiple trades are sequenced properly as the CLT structure is rapidly erected.

Montlake Elementary School: Sr. PM Mike Skutack noted the project was in close-out and that the rooftop play area had been carefully designed with input from a building envelope consultant to ensure leaks are avoided in the coming years. He also noted that the District's new security requirements had been deployed in the project.

Rainier Beach High School: Sr. PM Mike Skutack noted that three of five phases are complete and that the slab settlement issue had been remediated and a financial settlement had been reached.

Audio-Visual, Safety and Security Project: Sr. PM Mike Skutack noted the ongoing challenge of performing this work during the swing shift so that instruction can occur during the school day.

SPS Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V and BTA V progress. Staff answered a question about 'Buy American' requirements and noted the District does not have such a policy nor is it required to.

Brad Tong with PM Firm SOJ and Rob Johnson with Memorial Stadium Redevelopment (MSR) briefed the committee on the stadium project's progress since a prior design briefing in November 2024. There was a further update on the design and review of demolition activities underway. The committee asked about financial risk distribution and Mr. Johnson noted the

development agreement placed the risk on MSR, not the District.

The committee had an extensive discussion about SPS seeking certification as an agency for delivering projects using the General Contractor/Construction Manager (GCCM) alternative public works method. Sr. PM Tom Gut reviewed the current state, with the district having to seek approval for GC/CM project by project and proposed an alternative with the District forming a subcommittee of BEX members to guide its use of the 3-year authorization it will be seeking. It was estimated that four to six projects annually would be delivered this way. The committee voted unanimously to support the district seeking agency certification and using the structure proposed.

November 14, 2025

Melissa Coan, SPS Capital Program Finance Manager, reported on BEX V and BTA V progress and noted the transfer of \$8M received under the Inflation Reduction Act to the General Fund rather than to the Capital Fund as had been assumed. She noted that future IRA dollars may also be transferred and that investment earnings exceeded expectations and could offset some of the impact of the transfer.

The Committee was briefed on several projects, including:

Alki Elementary School: Director Richard Best noted coordination with Seattle Parks and Recreation on Whale Tail Park and that discussions were in progress regarding requested improvements to the park, which SPS had used for staging area.

John Rogers Elementary School Replacement: Sr. PM Vince Gonzales noted that required street improvements were still pending and the school was operating with a Temporary Certificate of Occupancy until work could be completed summer 2026. He noted that the John Muir Elementary project had similar circumstances with its street improvements.

Rainier Beach High School: Sr. PM Mike Skutack noted that Phase 4 was 14 days behind schedule due to additional abatement work required due to conditions discovered during building demolition.

Memorial Stadium: Director Richard Best updated the committee on the general progress of the project noting concrete foundations were being framed and poured and the replacement to the sanitary sewer line.

The committee was briefed by the John Marshall Interim Site design team from Bassetti Architects. They noted the challenges in accommodating both elementary and middle school ed specs with the building's small instructional spaces given the buildings age. The SDAT goals and preferred scheme were reviewed and the committee engaged with a number of questions about neighborhood participation, budgeting, the landmarks process, access to the nearby park and ride lot, enhancing a potential connection to Green Lake, screening of the outdoor spaces, and the potential for a Family Room and early learning spaces.

December 12, 2025

Melissa Coan, SPS Capital Program Finance Manager, reported on BEX V and BTA V progress and noted the programs were 76% and 40% spent, respectively. She noted that with the transfer of Inflation Reduction Act funding to the SPS General Fund, the BEX V program remains in deficit. The gap has already been reduced and she anticipates it being closed prior to program completion. The BTA V program is just under \$2M in the black.

Updates were provided on several projects and there was discussion on water use and code requirements with respect to toilets vs. urinals. SPS provides toilets for gender inclusive restrooms. Director Richard Best noted that SPS is seeking clarification on plumbing fixture count calculations with the City.

K-12 Planning Coordinator Becky Asencio briefed the committee on planning for BEX VI and noted several regulatory requirements driving some of the levy project scope. The committee was briefed on and discussed the projects list, the Draft Implementation Plan, the draft 6-Year Cash Flow and issues with the ability to spend technology funds in the planned timeframe. The committee also discussed the proposed escalation rate of 5%, which is higher than conventionally used over the long term but is reflective of the higher escalation in recent years and commonly forecasted going forward. The committee was also briefed on the remaining issues for finalizing the plan.

The committee was requested to engage on the upcoming update to the Facilities Master Plan, including the possibility of multi-use buildings, and that will be on the agenda for a future meeting.

January 9, 2026

Director Richard Best announced that several key staff were retiring and sought committee participation in interviewing candidates.

Melissa Coan, SPS Capital Program Finance Manager, reported on BEX V and BTA V progress and noted that the ongoing BEX V deficit was being closely monitored but that it was not seen as a significant risk.

The Committee was briefed on several of the ongoing projects and did not note any specific concerns.

Ms. Coan also briefed the committee on the 2024-25 fiscal year closeout for BEX IV, BTA IV, BEX V and BTA V levies. There was discussion of fund balances in the levies and how they are used, as well as how funds are retained or potentially transferred for other work like water lines or program placement if levy commitments are met.

February 13, 2026

SPS Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V and BTA V progress through December 2025. He noted that payments on the John Stanford Center would conclude this year. Director Richard Best noted that while funds remain identified for a downtown school in BEX IV, this was seen as a low priority item given budget pressures and enrollment trends.

Director Best noted that School Board Directors LaVallee and Song would be joining the committee replacing Directors Topp and Mizrahi.

The Committee was briefed on and discussed the methane gas issue at Rainier Beach High School and the measures taken to mitigate and monitor that situation. The committee also discussed Seattle's construction cost escalation forecasting and was briefed on the District's inventory of non-school properties, including leases. This issue is being reviewed with a consultant and this sort of property will be part of the Long-Range Facilities Plan to be developed later in the year.

March 13, 2026

SPS Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V and BTA V progress through January 2026 and the committee discussed project close-out process and requirements with SPS staff. The committee was also briefed on progress for a number of projects reviewed in recent months. Director Richard Best noted that SPS would be part of a tour of Washington Mass Timber buildings.

The design team for the John Marshall School Interim Site project presented their schematic design to the committee, noting the particular site constraints and proximity to I-5. They noted the Energy Use Index (EUI) reduction would be significant and that they were working very closely with general contractor Skanska on aligning scope and budget. They have worked well together on simplifying the structural approach. The committee engaged the presenters on several topics, including the portion of the site owned by WSDOT, how the spaces can be “branded” as new schools occupy the building, how air, water quality, and noise impacts from I-5 can be mitigated, and how King County Health clinics can be accommodated in the building.

Director Best highlighted Ms. Asencio and her planning team’s great work to secure a Distressed School grant for the Whitworth Orca K-8 roofing project.