

BOARD SPECIAL MEETING OPERATIONS COMMITTEE



2445 – 3rd Avenue South, Seattle WA 98124

Thursday, February 25, 2016
Stanford Center, Board Conference Room

Approved Minutes

Director Stephan Blanford called the meeting to order at 4:30pm. Directors Jill Geary and Scott Pinkham were also in attendance. Capital Projects Director Richard Best staffed the meeting.

The meeting agenda and minutes of the January 21, 2016 committee meeting were approved.

Monthly capital financial report: Melissa Coan reviewed the monthly report for November 2015. She noted that for the last several months there was no change to the ending fund balance.

BTA III: Awarding contract for athletic field construction at Franklin High School: Richard Best reported that the district has synthetic turfs on a ten-year replacement cycle, with GMAX (resiliency) testing done once a year by an independent agency to ensure that fields meet safety standards. A lengthy discussion followed, with committee members asking several questions regarding the controversy that has been discussed nationally for the last 3-4 years around potential cancer-related findings on synthetic field turfs. Conversation included:

- There have been several studies conducted on synthetic turf with rubber crumb infill that have not confirmed health risks. The Centers for Disease Control (CDC) and the Environmental Protection Agency (EPA) are now conducting a joint study, assessing health risks and the impact to the environment and storm water run-off. It is anticipated that the results of this study will be available December 2016.
- Richard Best reported that he has met with two individuals from the Jane Addams community concerning this topic and use of other infill mixes including an organic infill mix (rice husks, coconut, and cork). He intends to meet with them again in the future as more information becomes available. He said he would meet with other school communities about the topic if the issue arises.
- In response to questions around rubber infill mix and sand, Mr. Best noted that districts are moving away from sand due to the abrasive nature. There are also alleged problems with cryogenic foam rubber infill.
- Installation and operational impacts with organic infill were discussed. Mr. Best noted these fields while prevalent in Europe are just being introduced into the United States. He noted that these fields require watering, and first year-installation costs are higher. He further questioned if the product would be available with greater use. Professional soccer and football coaches have created a small committee to evaluate the use of this product. , He also expressed some potential health concerns for students with the

organic product. There is not a lot of history of these products in the Pacific Northwest with the significant amount of rain we receive as compared to other locations..

- The crumb synthetic turf the district uses is highly transportable, clinging to shoes. Committee members supported the idea of putting signage up identifying this and warning to clean off shoes as the City does with their fields. Those signs could be put up this summer.

After some discussion about the possibility of delaying this project until more definitive information is in, committee members agreed with staff that rather than SPS trying to figure out a Seattle-based solution, the district would continue with the current field replacement schedule and wait for the CDC/EPA study and athletic association recommendations. Because the dollar amounts were not yet completed, the committee then moved this item forward to the full board for consideration.

BTA III: Award of contract for Ballard and Roosevelt High Schools athletic field construction:

Richard Best reported that bids have been opened on this project to replace synthetic fields and resurfacing the track at Ballard and are within budget; negotiations and other due diligence have not yet been completed. The committee moved this item forward to the full board for consideration.

BTA III: Award contract for the fire sprinkler installation at Eckstein Middle School: This contract will complete the work started last summer. The committee members moved this item forward to the full board for consideration.

BTA III: Award contract for mechanical upgrades at John Muir Elementary School: Mr. Best reported that bids were opened last week and are within budget to replace heat pumps; next summer geothermal wells will be installed. In response to questions, Mr. Best described the heating process with geothermal wells and said while not universal, this is a fairly common practice across the U.S. as a heating alternative. The committee moved this item forward to the full board for consideration.

BTA III: Award contract for mechanical HVAC upgrades at McGilvra Elementary: Mr. Best said the bids were opened today and came in under budget for improvements in the boiler room and hydronics on this very old system. The committee moved this item forward to the full board for consideration.

BTA III: Award construction contract for geothermal/mechanical upgrades at Leschi Elementary: Bids open on this project March 3rd. More discussion on geothermal heat followed, and Mr. Best explained the process of how the systems work, using ground heat to heat water in wintertime. Should the district ever consider year-round schools, these systems offer flexibility in the future for cooling in the summer. The committee moved this item forward to the full board for consideration.

BTA IV: Award contract to Mahlum A/E for work at Magnolia Elementary School: Mr. Best said this project was proposed in BTA IV and has received an OSPI distressed schools grant for the work to re-open this closed school; the project will include an addition of four classrooms and a gymnasium. Committee members noted that the community around this school will be very

attuned to the project; Mr. Best said he had waited until passage of BTA IV and is in the process of setting up meetings with the Magnolia Community Club to ensure a way for community input as the work goes forward. The committee moved this item forward to the full board with a recommendation for approval.

BTA IV: Award contract to DLR Group for A/E services at E.C. Hughes Elementary School: Mr. Best said this work will be primarily systems in nature (mechanical, electrical, technology) on this old building. The building is in good shape, so painting and floor finishes are included. The nine portable classrooms are in fantastic condition, meeting plumbing standards the district is moving toward at elementary schools for all-day classrooms. The committee moved this item forward to the full board with a recommendation for approval.

BEX IV: Award contract for construction management services at Lincoln High School and Wing Luke Elementary School to Heery International: Mr. Best discussed the rationale for using outside construction management services and why the district is recommending Heery International. Heery has a long history with the district all the way back to BEX I. The district looked at the order of magnitude they have accomplished with high quality projects and the understanding Heery has with SPS culture and standards. The scope of the Lincoln project in particular is significant and fraught with potential for claims, as the building dates from 1906 and has had projects up to 1939; there are not great documents on those. Committee members agreed with this assessment and moved this item forward to the full board for consideration.

BEX IV: Approval of a program contingency fund transfer to the Meany Middle School renovation project budget: Mr. Best noted this item was discussed with the BEX Oversight Committee in February to cover the costs of the bid that came in over budget. This will leave slightly under \$12 million in the contingency for the remaining four BEX IV projects; any remaining contingency would go back into the Capital Projects funds, looking to the board with a plan on how to spend those. The committee moved this item forward to the full board with a recommendation for approval.

BEX IV: Award contract to Western Ventures Construction for construction at Meany Middle School: There was some discussion about the ability of the contractor to execute a project of this size; Mr. Best will get more information for introduction. Committee members asked for revision to the board action report to reflect the condition of board approval for the contingency fund transfer and moved this item forward to the full board for consideration.

Bell times implementation update: Ms. Dingfield reported that Pegi McEvoy was not able to attend the Operations Committee meeting as the new Bell Times Implementation Task Force meeting was occurring at the same time. The task force is made up of district staff, City of Seattle, PTSA, community-based organizations and will be discussing nutrition services, before- and after-school programs and childcare, athletics, transportation and safe routes to schools, completing their work by the first part of May.

2016 committee work plan: Director Blanford said this was the document he sent to board members for review and feedback. Noting this is a working document and subject to revision as issues arise, the committee approved the work plan for the year as presented.

Committee members noted that they are listening for senior leadership discussion on a new facilities advisory committee or task force to provide opportunity for community input on construction projects coming forward. General Counsel Noel Treat will also be providing future information on landmark status remodels.

The meeting adjourned at 5:55pm.

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