

BOARD SPECIAL MEETING OPERATIONS COMMITTEE



2445 – 3rd Avenue South, Seattle WA 98124

Thursday, May 19, 2016 Meeting
Stanford Center, Board Conference Room

Approved Minutes

Director Stephan Blanford called the meeting to order at 4:30pm. Director Pinkham was also in attendance; Director Geary was excused. Associate Superintendent Flip Herndon staffed the meeting.

The agenda and the minutes of the April 21st and May 3rd meetings were approved.

Monthly capital financial report: Melissa Coan reviewed the February 2016 report with committee members.

Waste-recycling contract award: Bruce Skowrya reported that bids closed that day for the contract. Last year's renewal was for a one-year increase with a significant increase in rates. The district opted to go out for bid this year. The committee moved this item forward to the full board for consideration.

The Center School lease option: Mr. Skowrya said that this lease is an interesting one, with two five-year renewals; it has been approved by the board for many years. This window is the district's opportunity not to renew. Staff noted that it is a good lease with favorable terms and a good price for a Seattle Center location. In response to committee member questions, it was noted that the district has put \$8.5 million into the structure over the years. Dr. Herndon said that there is no other location ready to put the program and no revenue source to make that happen. Opening it up for negotiation would likely result in an escalation and different terms. Discussions followed on capacity, when to move if the district wanted to re-negotiate the lease, and BTA IV monies for property acquisition for another comprehensive school. The Center School could possibly be a school within a school at a Center location or another location in the future. The committee moved this item forward to the full board with a recommendation for approval.

Athletic trainers contract extension: Pat McCarthy, assistant director of athletics, outlined the terms of the renewal. Dr. Herndon described how the same trainers support other athletic events and have an opportunity to see Seattle students in all sorts of settings and how they work with coaches to get an injured student back onto the field. They also have some students intern with them. In response to questions, he noted that there are no trainers at middle schools; the intensity of high school sports is different than middle schools. The committee moved this item forward to the full board with a recommendation for approval.

Resolution 2015/16-17, new-in-lieu replacement option for Magnolia renovation and addition project: Mike Skutack said that this project is projected to get \$2.3 million from state assistance. This resolution certifies that we are choosing to demolish part of the building rather than

modernizing it. The committee moved this item forward to the full board with a recommendation for approval.

Resolution 2015/16-18, Lincoln High School approval of the GC/CM alternative construction delivery method: Lucy Morello said board approval is required for use of the GC/CM alternative construction process. She described how the process works and how the contractor joins the design team early in the process. District experience has shown it reduces the risk of claims and change orders. The committee moved this item forward to the full board with a recommendation for approval.

Lincoln High School award of GC/CM contract: Lucy Morello said that bids were submitted yesterday, and it appears Lydig Construction may be the one selected; they were the lowest bidder and highest ranked in experience. The committee moved this item forward to the full board for consideration.

Ingraham High School waterline upgrades: Eric Becker noted that this BTA capital project came out of the 2009 facilities assessment report and is scheduled to be completed in 2016. The committee moved this item forward to the full board for consideration.

Daniel Webster modernization contract award for A/E services: Eric Becker said there were eight firms bidding on the modernization of this landmarks building. Discussion followed regarding the planned use for the building. Flip Herndon noted that the Nordic Museum is building their own building. The district could consider this north end building as an option school as there are no boundaries, or re-draw boundaries for a neighborhood school. The committee moved this item forward to the full board for consideration.

Ballard, Garfield, West Seattle high schools A/E contract award for roof replacement: Eric Becker said this contract included three schools to allow for more efficiency of management and timeline. The construction contract may be pulled apart. Discussion followed on the need to do patchwork on buildings as shown in the Meng analysis as opposed to doing a full replacement in a few years, and the need to balance capacity pressures and the backlog of maintenance while still meeting BTA commitments to voters. The committee moved this item forward to the full board for consideration.

Horace Mann final acceptance: Mike Skutack said the change orders amounted to 17%; the goal for renovations is usually 15%, but this was an unusually old building. Committee members and staff commented on the gorgeous renovations and the seamless transition from old to new throughout the building. Committee members moved this item forward to the full board with a recommendation for approval.

Green Lake final acceptance of lunchroom addition project: Mike Skutack said this project had change orders totaling 8% and that this project came in under budget. Committee members moved this item forward to the full board with a recommendation for approval.

Arbor Heights final acceptance of Phase I project: Lucy Morello reminded committee members that this project was split into two phases to get a jump start on construction in the summer of 2014. The architect is still in permitting for Phase 2. This project came in \$600,000 under bid for phase I; savings will go into the construction contingency dollars for Phase 2. It was planned as a 500-seat school but due to the timetable acceleration and savings, the district added 160 seats without additional cost. The committee moved this item forward to the full board with a recommendation for approval.

Jane Addams MS final acceptance of Phase I project: Lucy Morello talked about the plan for doing construction in summer phases on this building so the district could open this as a comprehensive middle school without ever closing. Change orders were a little high on this phase due to acceleration work on the weekends, owner-directed changes from principals regarding a larger cafeteria. Discussion followed on installing gender-neutral bathrooms in schools. Flip Herndon said conversation in the district is how to include gender-neutral bathroom in schools in a systematic way. The committee moved this item forward to the full board with a recommendation for approval.

Blaine, Eckstein and Ingraham final acceptance of contract for DDC work: Lucy Morello reported that this closeout took awhile because of sub-contractor. The committee moved this item forward to the full board with a recommendation for approval.

The meeting adjourned at 6:03pm.

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