

# Board Special Meeting Operations Committee

March 24, 2020, 4:30 PM

*Meeting held by teleconference*

Call-In Number: 206-800-4125; Conference ID: 393 758 483#



## Minutes

### Call to Order

1. This meeting was called to order at 4:32 PM. Directors Mack, Hersey, Rankin, and Rivera-Smith were present. This meeting was staffed by Director of Policy and Board Relations Ellie Wilson-Jones and Chief Operations Officer Fred Podesta.
2. Approval of agenda

Director Hersey moved to approve the agenda. Director Rankin seconded. This motion passed unanimously.

### Board Action Reports (Discussion and/or Action)

1. Revising Board Policy No. 6901, Capital Levy Planning, and adopting Board Policy No. 6900 Facilities Planning.
  - a. K-12 Planning Coordinator Becky Asencio reported on the status of the current drafts and highlighted revisions to Policy 6901:
    - i. Included a reference to Policy 0030 regarding the attention to racial equity in facilities planning
    - ii. Broadened the definition of the levy to recognize funding for technology
    - iii. Referenced the Implementation Plan for a levy
    - iv. Added a section about Education Specifications and their role in planning
  - b. Director Mack requested a few additional edits, which Ms. Asencio captured and committed to making before the draft proceeds to the Board.
  - c. The Committee confirmed that Policy 6900 did not require additional changes.

Director Rankin made a motion to move this item forward to the full Board with a recommendation for approval with the suggested edits. Director Hersey seconded. This motion passed unanimously.

2. BTA III: Approval of Budget Transfer and Award Construction Contract K5118, Bid No. B012038, to Good News Group Inc. for the Adams Elementary School Fire Sprinkler Upgrades project
  - a. Director of Capital Projects and Planning Richard Best identified this project as one of two outstanding commitments in the BTA III Levy.
  - b. He highlighted that the original estimate was made in 2009, and costs have increased. Therefore, the project team requested a fund transfer of approximately \$1M to award the contract to the Good News Group, Inc.
  - c. He explained that the Program Contingency transfer will cover Architect and Engineering costs, permitting, and other related charges.

- d. Mr. Best clarified for the Committee that the original estimate was made during a recession in 2009. Current costs are significantly higher. He added that while a large project was performed at Adams Elementary in 2015, this project was not completed.
- e. Staff committed to correcting the dates on the BAR to reflect Board Introduction on 4/7/20 and Action on 4/29/20.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

3. BEX IV: Approval of Budget Transfer and Award Construction Contract P5126, Bid No. B11832, to Reynolds General Contracting, Inc., for the Seismic Improvements at Beacon Hill, Maple, and Whitworth-Orca K-8 Schools project
  - a. Mr. Best reported that this project did not receive any bids when it was first issued last year.
  - b. He committed to updating the Fiscal Impact section of the BAR to highlight that the total project budget has increased, since the original estimates.
  - c. He confirmed that there are no immediate plans for major renovations at the listed sites and the seismic improvements were an outstanding commitment to the voters.
  - d. Mr. Best explained that construction is scheduled to begin on 6/22 and completed prior to start of school in Fall 2020. If school does not reconvene this spring, then the work could start early. However, if the building is in use this summer, then additional coordination with the principal would be required. However, the work does not require an empty building. He noted a preference to proceed with the project within the current schedule.
  - e. Staff committed to correcting the dates on the BAR to reflect Board Introduction on 4/7/20 and Action on 4/29/20.

Director Hersey made a motion to move this item forward to the full Board with a recommendation for approval. Director Rankin seconded. This motion passed unanimously.

### **Special Attention Items**

1. Schematic Design Presentation: West Seattle Elementary School
  - a. Senior Project Manager Mike Skutack introduced the design team from Miller Hayashi, Brad Miller and Laura Maman, and the Project Manager Paul Wight.
  - b. Mr. Skutack reported the scope of the project:
    - i. 2500 square foot addition
    - ii. 12 classrooms and a commons
    - iii. 500 student capacity
    - iv. Removal of portables currently on the site
  - c. The funding is from BEX V and K-3 Class Size Reduction
  - d. The SDAT process included parents, staff, and community members. The SDAT process started with an orientation to Racial Equity, conducted by Deborah Northern of the Department of Racial Equity Advancement.
  - e. Ms. Maman provided an overview of the project.
    - i. West Seattle Elementary serves as a community hub.
    - ii. She referenced Ms. Northern's explanation of the relationship between the advancement of equity through the physical spaces.
    - iii. Ms. Maman confirmed an attention to parity between the new spaces in the building and refreshing the existing spaces.
    - iv. She compared and contrasted the standard educational specification to the new design, highlighting how the new design closes the gap.

- f. Director Mack probed on the name of the school, which is in the High Point neighborhood
  - i. Mr. Best noted that Director Harris had also brought this matter to his attention. He was working with staff to learn how and when the school was named.
- g. Director Rivera-Smith requested the timeline for further expanding the building.
  - i. Mr. Skutack explained that the project had been planned for a 650 student capacity, however it did not receive a Distressed Schools grant. Therefore, the physical space was reserved for a future project.
  - ii. Mr. Best added that a large housing development is in progress to the north of the school, which prompted the plan for a 650 student capacity. The design team at Miller-Hayashi included space for further expansion, to account for additional students, in the master plan for the site.
  - iii. Mr. Best also referred to the District's philosophy of planning for the future, and allowing flexibility to add capacity, rather than demolish recent work.

## 2. Schematic Design Presentation: Kimball Elementary School

- a. Senior Project Manager Mike Skutack reported the scope of the project:
  - i. New multi-story building.
  - ii. 650 student capacity, up from the current capacity of 435 student
  - iii. Grades PreK – 5<sup>th</sup>
  - iv. The funding source is BEX V
  - v. Construction begins in Spring 2021 and school will open in Fall 2023
  - vi. Design team is NAC Architecture
- b. Kevin Flanagan of NAC Architecture provided an overview of the community participation in the project.
  - i. He described the SDAT as tapping into the diversity of the community. He referenced Deborah Northern's leadership in connecting racial equity to Capital Projects. The SDAT process included seven meetings, school tours, and site observations.
  - ii. He explained that the site-specific ed. spec. included additions like a family engagement center and the location of English Language Learner and IA services in the building.
  - iii. He provided an example of a community outreach meeting, which functioned largely as an Open House event, to engage more participants in planning the new Kimball Elementary School. Community members visited a set of booths to meet project managers and planners. The event included translators and child care.
- c. Brian Love of NAC Architecture reported on the site, itself.
  - i. The school is located in Beacon Hill, near the light rail station.
  - ii. The physical site possesses a number of constraints related to grade changes and its topography.
  - iii. He highlighted the new building's passive strategies for sustainability including operable windows for breezes and ventilation, as well as daylight.
  - iv. He reported the active design strategies such as a highly efficient mechanical system employing a ground-source heat pump and preserving space on the roof for photovoltaic panels.
- d. Director Hersey inquired about preserving trees on the site. Mr. Love described a process for identifying the critical root zone for employing tree protection methods. He added that arborists observe the process.
- e. Director Hersey also asked about playspace. Mr. Flanagan explained that while a small amount of playspace would be lost, the remaining space would be improved. Mr. Best confirmed that the project includes new playground equipment.

- f. Director Hersey noted special education classrooms will be located on both the second and third floor. Mr. Flanagan explained that reflects an intention to more closely integrate general education and special education students.
- g. Directors Hersey and Rivera-Smith inquired about the accessibility of the new building. Mr. Love described the hard-surface access to the building from the lower parking lot. He also referenced the elevator in the three-story section of the building, which is located near the entry.
- h. Mr. Skutack confirmed the District has worked with NAC Architects before, at Hazel-Wolf, Wing Luke, and Northgate.

**Adjourn**

This meeting adjourned at 6:20 PM.