



BEX Oversight Committee

January 08, 2016, 8:30 -10:30 am
 Conference Room 2750, John Stanford Center
 2445 3rd Avenue South, Seattle, WA 98134

Minutes:

1. Call to Order

- Call to order: Chair John Palewicz called the meeting to order at 8:33 am. John Palewicz introduced Director Rick Burke who will be serving as the School Board representative at the committee meetings. Mr. Palewicz offered an overview of the BEX Oversight Committee’s purpose as an advisory voluntary group providing oversight for the BEX programs and reporting to the Board of Directors. Director Burke introduced himself and gave his background. Each of the committee members present introduced themselves.

Committee Attendees:	Yes	Excused	No	Staff	Yes	Excused	No
Fong, Freeman	X			Bath, Chris	X		
Goldblatt, Steve	X			Becker, Eric	X		
Williams, Daniel	X			Best, Richard	X		
Griffin, Duncan	X			Coan, Melissa	X		
Palewicz, John	X			Herndon, Flip	X		
Prentke, Richard		X		Kennedy, Mike	X		
Schwartz, Ed		X		McBee, Mike	X		
Stephenson, Robert	X			Morello, Lucy	X		
Tatge, Steve		X		Skutack, Mike	X		
Board Attendee:				Wolf, Joe		X	
Rick Burke	X						

2. Approval of Minutes (John Palewicz)

- The December 11, 2015, and November13, 2015, minutes were approved as written.

3. Budget Update (Melissa Coan, Financial Control Manager)

- The BEX IV Program Cost Summary through the end of November 2015 was reviewed.
- The quarterly report *BEX IV “Other” Facility Projects* was reviewed.

- Richard Best explained the Budget Considerations document which shows the current budget, budget increase, transfers, and rationale/solutions.
4. Project Status Reports/Board Item Reviews (Mike Skutack; Lucy Morello)
- Project pictures, rendering and data are available on the BEX IV website: <http://bex.seattleschools.org>
 - Richard Best shared current construction pictures of three BEX IV projects, including Arbor Heights, Hazel Wolf K-8, and Thornton Creek. He expressed concern that these three projects were behind schedule and estimated Thornton Creek is probably the most impacted, approximately two months behind.
 - Ideas concerning and addressing schedule lateness were contributed by committee members, including:
 - The burden needs to be on a late contractor to develop a recovery schedule that clearly demonstrates the way forward.
 - Optimize overtime, be strategic; sometimes an extra day can save a week.
 - Many current contractors desire an opportunity to work as GC/CM contractors for SPS. Now is a time they can demonstrate their building skills and bring the project in on time.
 - Even when market conditions and weather pose difficulties, projects still need to come in on time.
 - Late contractors cannot expect compensation to maintain their schedules.
 - Have a meeting before it gets too far behind; negotiate ahead of time.
 - Don't allow contractors to unnecessarily involve SPS in their problems.
 - The Lincoln Building was nominated by SPS for preservation. The Landmarks Preservation Board (Landmarks) showed a mixed opinion in its considerations of what to landmark. Considerations include the original 4-story 1906 brick building, the 1915 three-story additions to the original structure; the 1950s building, and the running track in the boy's gym. Landmarks plans on visiting the site next month. Landmarks continues to create problems because its decisions are often in conflict with City codes and with each other. There is an effort to try to ascertain what makes the most sense for SPS and still works for the City. Often, Landmark's decisions result in greater first costs, less operational efficiencies, and less ability to maximize site development, consequently requiring compromises in the educational facilities.
5. Loyal Heights Elementary School Design (Eric Becker, Steve Moore, BLRB Architects)
- Steve Moore and Les Gerstmann and Jonah Jenson from BLRB Architects provided a PowerPoint presentation on the Loyal Heights Elementary School design. There was discussion regarding incorporating more passive design and less active mechanical equipment solutions.
6. Portables (All)
- The portables agenda item was moved to February's meeting and will be the only item discussed.
7. Meeting Re-cap and Next Meeting Agenda Items (John Palewicz)
- Mr. Palewicz reiterated that portable and classrooms would be on the agenda for February.
8. Adjournment

- The meeting adjourned at 10:38 am.

Future Agenda Items

- Portables (February 2016)
- Green Resolution (March 2016)
- Energy Use Index (EUI) Metrics (March 2016)
- Furniture Fixtures and Equipment (FFE) (April 2016)
- Successful Activation, Occupancy & Project Closeout (April 2016)
- Construction Cost Escalation
- Value Engineering/Constructability Review Process