



BEX Oversight Committee

March 11, 2016, 8:30 -10:30 am

Conference Room 2750, John Stanford Center

2445 3rd Avenue South, Seattle, WA 98134

Minutes:

1. Call to Order

- Chair John Palewicz called the meeting to order at 8:30 am.

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 February 12, 2016 minutes were approved as written.

3. Modular Buildings – Brian Carter, Principal, Integrus Architecture

- Brian Carter presented a PowerPoint about modular buildings. The components are constructed off site and then shipped to the site.
- Currently, there is a lot of exploration of portable and modular construction for schools with a number of them planning to put them together to create a compound; in California they will then put a frame around them.
- The modular unit is assembled in the factory, disassembled for shipping and then assembled at the site.

- There are a number of reasons modular buildings are chosen, e.g., speed, cost, uniformity/conformity, standardization, innovation and convertibility.
 - In some cases, such as Lake Washington School District, they were able to build the modular prior to the issuance of a permit. Once allowed they could quickly bring in the components. Each modular building project is unique. Lessons learned included the need to think of the modular unit as a six sided box; this industry is not yet ready to handle steel on a significant level; spatial relationships are very different; manufacturing companies are not always able to fit your project into their schedule.
 - Because of the fitting and delivery complexity, the larger projects need a qualified school general contractor.
 - Design Bid Build may be the best delivery model but it isn't necessarily the best model for forward thinking.
 - Modular Buildings – Dennis Erwood, Principal, Studio Meng Strazzara
 - Dennis Erwood presented a project which he stated was quite different from the previous presentation in that it was three schools on a single campus, the Marysville Tulalip Campus.
 - The selection of modular units was mainly a financial one - because in the eyes of OSPI, they qualify as classroom portables (able to be disassembled) and do not count as inventory; therefore funding from the state is not affected.
 - At the same time, Marysville was doing another elementary school, this project came in \$40 less per square foot.
 - Reduced construction time allowed Marysville SD to occupy the schools earlier than conventional construction.
 - Because the units were assembled in Whitely Evergreen's yard, it provided an opportunity to address issues while still in the factory. Some things were still done on site, but there were no change orders.
 - To overcome the very real complaint about how the floors fee, they were strengthened to match stiffness found in conventional construction.
 - It is important to allow ample time for production so that factory capacity is not an issue.
 - It is also important to recognize that modular suppliers site finish crews can get stretched thin in the summer months and to plan accordingly.
4. Modular Buildings/Portables Panel Discussion (Brian Carter; Dennis Erwood; Ralph Rohwer, Executive Director, Snohomish SD; Michael Barrett, Small Works Coordinator, Seattle SD)
- John Palewicz provided the background for the panel discussion topic; it has been triggered by the need for Seattle Public Schools to provide additional classrooms. Currently portable units are used to provide the additional space. Should they be built as a one story building or possibly two stories? Should they be integrated into the school building? The modular discussion is interesting, tangential.
 - Included below are a summary of comments from committee members:
 - The topic of portables came about in a discussion for a need for flexibility. There is difficulty in planning for growth projection' particularly if the projections are not accurate.
 - With city of Seattle increasing it focus on lot coverage and how out of compliance some of our schools are, other formats need to looked at and considered.
 - There is also the issue of equity across the district without big investments in a new building.

- We tend to be looking at suburban schools that have land. Seattle is heading to a denser more walkable area. What then becomes the niche for modular construction and does it lead there?
- If we could add on top of our footprint that would be nice. It does give an opportunity for modular type work. Since portables are essential they will always be there. Why aren't we thinking of them being more desirable, i.e., using them for special science labs or other specific programs?
- Sometimes the timeline is so quick that we go back to the short term and fast portable. If we had a program in place then we could have a more desirable modular constructed rather than a portable.
- How long does a portable sit in one place before the capacity determines it should be moved to another school location? Are we moving a 20-year old portable to a new location or is it demolished? It is a rapid deployment method. I wonder if the affordability of it is over emphasized.
- The portable is added for flexibility and capacity.
 - In response, Richard Best stated that one of the things looked at for the solution of expansion is single story portables. Whether this is the right solution is being considered. After a time, portables become rundown and look bad. If possible, having the plan-needs integrated into the building would be desirable e.g., have a corridor space where a modular unit can be added. Sometimes portables only sit at a location for five years, other times it is 20
- In the Snohomish School District three elementary schools were opened in the last six years, Ralph – already there are six portables on the property. In one particular school portables are considered a second class location and teachers relocate every two years. One location is planning on having modular classrooms put in place; that in the future, if needed, they can be disassembled and moved.
- In the beginning, plans should be made with the anticipation that there will be additions and/or subtractions. It would look better in the end of the day.
- Seattle schools have a lot more existing buildings than new buildings. Should future ones be planned with this anticipation? We have to deal with what we do.
- There is a continuum. There are a lot of different solutions and most of them are better than what most schools are doing. Maybe in the next building the architect can think of where the next modular unit could be added it; have it integrated into the school.
- Dan – we may want to do a reality check. Some of these are unsolvable. They didn't know until schools started that it would be 300 new students. How resilient can we be? How do these things get added? I think they should be added to the roof. How do we do that? How do we get the city to okay it without having to be six months of planning?
 - Small Works Coordinator Mike Barrett stated that he appreciates forethought. When things are planned ahead, there are a lot more solutions available. With short notice, opportunities are limited. Perceptions have an impact, often guiding a negative connotation. Teachers have been pleasantly surprised by the portables and appreciate having control over the classroom temperature. Many positive comments have been received from teachers (not so with the 1960s portables). Opportunities are wide if we are in front of the game, with more ability to come up with solutions. Modular units could be integrated into the building and treated as a BTA project.

- If we could plan for expansion then it would go much faster and easier. We would know exactly where to put it but the planning would already be existent. The modular system would fit perfectly for this idea.
- Magnolia Elementary School site was suggested as a possible application for implementing a modular plan.
- School Board Director Richard Burke stated that he appreciated the comments on capacity management. Currently capacity is dealt with through the ed specs. Portables are used to work at smaller granularity. It does not seem a good resource to buy more if they are for short time use; better to put the money into something less likely to be moved and will bring community pride.
- A plan for overall integration is a good course of action.
- Projections are accurate for a few months and after two-three years they are not accurate at all. The population's centers change.
- The idea presented of planning a modular building is good. Brian and Dennis used two different companies. My personal experience is that this is often a difficult experience. It would be good if the school district could be a leader of thinking about that procurement process and incentivizing through a stream of projects a number of manufactures and doing it with an appealing design. Question: you dealt with different mfg. What are the senses of what you can rely on and improve upon?
 - Dennis Erwood stated that there was difficulty because of the limited number of modular people that do school buildings. They have a limited amount of capacity. Unless someone comes into the area – that is the limitation piece. The companies are not currently expanding their yards.
- Modular is a way of building. If a building is planned with the potential of addition, it can be either stick buildings or modular.
- The difference is being able to take a part the building and being able to move it. The delivery model can be a problem because of putting it together on site can be difficult.
- It would be good to incorporate replacing portables with modular buildings.
- Part of the flexibility is to figure out how we can differentiate lead time. If we know two to four classrooms are needed, more imagination and permanency can be utilized.
- The two-story portable addition could be added.
- The path forward:
 - In response to the question of “what is the path forward,” Richard Best stated that the ed spec talks about portables as part of the expansion strategy for capacity issues and that it is perhaps possible that modular units could have a shorter lead time if thought is put into it.
 - Mr. Best stated he would bring Magnolia Elementary in as a presentation next month for the committee to look at.
 - Project Status: Key Issues.
- Richard Best provided an update memo on the project timeline at Genesee Hill. The timeline will need to be accelerated to make the original May date. Negotiation factors were briefly discussed.

5. Adjournment The meeting was adjourned at 10:34 am.