



BEX Oversight Committee

April 8, 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 8:32 am.

Committee Attendees:	Yes	Excused	No	Staff	Yes	Excused	No
Fong, Freeman	X			Alvarez, E. R.	X		
Goldblatt, Steve	X			Ausink, Tim	X		
Williams, Daniel	X			Bath, Chris		X	
Griffin, Duncan	X			Becker, Eric	X		
Palewicz, John	X			Best, Richard	X		
Prentke, Richard	X			Clogston, Carrie	X		
Schwartz, Ed		X		Coan, Melissa		X	
Stephenson, Robert	X			Emelko, Mark	X		
Tatge, Steve		X		Herndon, Flip	X		
Board Attendees:				Imanishi, Jeanette	X		
Rick Burke	X			Kennedy, Mike	X		
Jill Geary	X			Kokx, Sherri	X		
				McBee, Mike	X		
				Moore, Steve	X		
				Morello, Lucy	X		
				Skutack, Mike	X		
				Wight, Paul	X		
				Wolf, Joe	X		

2. Approval of Minutes (Robert Stephenson)

- The March 11, 2016 minutes were approved as written.

3. Budget Update – Richard Best

- The BEX IV Program Cost Summary through February 2016 was reviewed.
- Richard reviewed the BEX IV Program Budget Considerations.
 - Fairmount Park will be completed this summer.

- The School Board approved a fund transfer for Meany in March.
 - Cedar Park is projected to be slightly over budget.
 - The Committee discussed seismic improvements and their procurement process.
 - The Committee also expressed appreciation for the candor in discussion about these projects- members stated their experience with various problems and the value-added by having a sounding board with diverse areas of expertise.
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- Project Status Reports/Board Item Reviews – Richard Best
 - Richard Best recapped some of the issues Arbor Heights and Thornton Creek had with steel delivery in November and the challenges presented by the wet weather between November and February. Flip Herndon compared the progress of Thornton Creek to other projects and spoke about an upcoming resolution with the subcontractor.
 - Richard Best elaborated about the meetings he has had with Forma Construction and the steps taken to move the project forward- Forma has added a second process engineer and they've been working every weekend since late January, at their cost. He shared that in Building Area A there is not currently a roof, nor studs, nor sheeting on walls. Richard also noted that Thornton Creek has eight portables on site.
 - The Committee weighed the options of paying for overtime up front versus the cost of a delayed opening. Steve Goldbatt stated that it is in the district's best interest to get this project done, to make a strategic investment in overtime. John Palewicz agreed, saying that acceleration is preferable.
 - Rick Burke inquired as to the project's bottlenecks- Richard Best answered that the limited time with the metal stud framer was a chief issue. Richard noted that he will receive an updated schedule in one week and that by the end of 2017, thirteen of the current eighteen projects will be complete. Flip Herndon relayed the concerns expressed by the Thornton Creek school community. Rick Burke asked about the timeline for public expectations management. Flip replied that there will be an update in May.
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4. Magnolia Elementary School/Modular Construction Presentation (David Mount and Corrie Rosen, Mahlum Architects)
- David Mount and Corrie Rosen presented a PowerPoint about the Magnolia Elementary School project.
 - The project scope is to reopen the building in Fall 2018, add four classrooms and a gymnasium. The capacity will be 500 students initially, but the full build out will further increase student capacity.
 - The site has excellent views to the southeast, sits adjacent to Ella Bailey Park- which is leased to the school district for its use-, and the existing building is less than 2.5 acres. There is a large amount of open space and vegetation and a steep slope down to the park. The site is zoned for single-family homes. There may five departures for this project, including lot coverage and bus loading zones.
 - The original center portion of the building was built in 1927; there were later additions in the 1930s, 1940s, and 1960s. The building is landmark-designated and the structure is concrete, clay and wood- it will need to be updated for earthquake safety.

- It is important not to compromise on teaching and learning spaces, but to also set up the school for net zero efficient energy use. The full build-out will be 76,000 square feet; leaving classrooms largely intact; demolishing the library; maintaining the historic front door, music, dining, and the kitchen spaces; and taking advantage of the views for the art and library spaces. The slope down to the park will be a natural play area. Due to the north-south orientation of the building, the plan includes triple-pane windows (because of the solar exposure). It will be important to set up a culture at the school that includes energy efficiency. Richard Prentke asked why the building will be solar-panel ready, instead of solar-panel installed. David Mount replied this is chiefly due to the initial cost. Duncan Griffin asked if the school district would consider third party funding for solar installation. David Mount replied that they are currently focusing on the building's envelope and insulation. Daniel Williams asked about skylights- David replied that the public spaces will have them, but not in classrooms.
- Corrie Rosen recapped some of the opportunities and challenges of modular construction. She stated that some of the challenges for Magnolia include the steep slope on West McGraw Street and whether the modular units should be attached to the existing building. She expanded, noting that manufacturers prefer a separate fire wall and seismic joint. She presented steel modular examples from Swedish Hospital (here in Seattle) and information about a modular school in Frankfurt, Germany. Corrie Rosen referenced a whitepaper from the Modular Construction Institute that compares other examples and their metrics.
- The group then discussed the feasibility of modular construction in general, and for this project.
 - Richard Prentke asked about examples of successful modular disassembly- Corrie Rosen replied that there are not many available. Richard Best discussed the lack of incentive for modular manufacturers to disassemble units and move them to another site. He believes portables are not the right solution for urban environments, preferring an approach that allows for partitioning.
 - Flip Herndon provided additional historical context about Seattle's building usage- he offered that portables are supposed to be temporary, but referenced that when Magnolia originally opened it had portables, and when portables become 30-50 years old they are expensive to remove- schools also become accustomed to using that space.
 - Rick Burke opined that the focus for this project should be on net zero energy efficiency, instead of repurposing a modular building for another site.
 - John Palewicz brought up previous discussion about the dimensions of classrooms.
 - Duncan Griffin reminded the group about Laurelhurst's lot coverage problem, and asked about the ability of portables to be multi-story. He raised issues of equity and the challenges of upgrading existing sites with a small footprint, neighborhood growth cycles, and exploring potential partnerships with community centers that counterbalance the school's growth cycle.
 - Daniel Williams relayed a population estimate to the group- the Seattle region is expected to have 1 million people by 2040- and supported efforts that allow for greater density, such as building on roofs.

- Richard Prentke asked if permanent modular construction is a good idea for the Magnolia Elementary School project. He also said that while portables are not desirable, they are required for flexibility and that should influence further discussion.
 - Freeman Fong replied with the idea that easy solutions are necessary- this proposed modular design could be incorporated into future projects.
 - Flip Herndon summarized the discussion by restating the advantages of modular construction and the need for exploration of ways to consolidate existing portables' footprint (e.g. Schmitz Park).
5. Confirm Next Meeting's Agenda
- John Palewicz reiterated that the group now had a good base understanding of modular construction and the next steps would be discussed in May.
 - Daniel Williams stated his support for the inclusion of capacity analysis on the agenda.
6. Adjournment
- The meeting was adjourned at 10:33 am.