



BEX Oversight Committee

September 8, 2017, 8:30 -10:30 am
Conference Room 2750, John Stanford Center
2445 3rd Avenue South, Seattle, WA 98134

Minutes

Call to order (John Palewicz)

1. Chair John Palewicz called the meeting to order at 8:30 a.m.
2. Roll Call: Committee Members Present: Steve Goldblatt, John Palewicz, Richard Prentke, Ed Schwartz, Robert Stephenson, Daniel Williams;
Committee Members Absent: Freeman Fong, Duncan Griffin, Steve Tatge;
Board Attendees Present: Rick Burke, Jill Geary;
Staff Present: Richard Best, Eric Becker, Melissa Coan, Mike McBee, Lucy Morello, Mike Skutack, Flip Herndon, Becky Asencio, Wendi Abella;
Staff Absent: Chris Bath, Sherri Kokx, Mike Kennedy, Allen Mardock, Tingyu Wang
3. Guests introduced themselves.
4. Committee members unanimously approved the July 14, 2017 minutes.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan presented the overview of the BEX IV Program Cost Summary (Activity through July 31, 2017), the BEX IV Other Costs Summary (Activity through July 31, 2017), and the BEX IV Budget Transfer/Changes Log.
2. Richard Best noted that he had not prepared the BEX IV Program Budget Considerations document for review by the BEX Oversight Committee.

Project Status Report/Board Item Reviews (Richard Best)

1. Project pictures, renderings and data are available on the BEX IV website: [BEX IV Reports](#)
2. Richard Best acknowledged the efforts and accomplishments of staff as: five new schools opened with well attended, celebratory, ribbon cutting ceremonies: Olympic Hills Elementary, Meany Middle School, Cascadia Elementary School, Licton Springs K-8 and Robert Eagle Staff Middle School; and, two existing schools reopened: Decatur School for the Highly Capable Cohort and Cedar Park Options School. He indicated that all seven schools opened with smooth transitions.
3. Richard Best also acknowledged the other projects being worked on including:
 - a. Large roofing projects at Ballard, Garfield High and West Seattle High Schools. There was discussion regarding single-ply vs 3-ply roofing systems. Single ply roofing systems are attractive due to their low initial cost but historically have not

been a good solution for school districts as they are easily damaged/vandalized. 3-ply SBS modified roofing systems are preferred by the District's maintenance department and are on a majority of our schools minimizing training costs. With good maintenance practices, these roofing systems can have a 50-year useful life.

- b. Several seismic improvement and mechanical system upgrades projects were also completed throughout the District.
 - c. The relocation and placement of approximately 30 portables and refurbishment of spaces for new classrooms throughout the District. Many of the portables were placed at north end high schools demonstrating the need and the importance of opening Lincoln High School and the twenty-classroom addition to Ingraham High School on time to provide capacity relief. Flip Herndon noted that he is currently leading a task force charged with reviewing high school boundaries with the opening of Lincoln High School and the classroom additions to Ingraham High School.
4. Senior Project Managers - Eric Becker, Lucy Morello and Mike Skutack discussed status of current BEX IV projects presented in the Power Point. It was noted there were significant storm water improvements made at Cascadia/Robert Eagle Staff/Licton Springs K-8 site that addressed neighborhood flooding that has been occurring for the past fifty years. Public outreach efforts included a short video produced by SPS and narrated by Eric Becker. The storm water improvements were initially paid by the district then reimbursed by Seattle Public Utilities.
 5. Richard Best concluded remarks noting he is planning to revise the BEX Oversight Committee charter to include projects >\$5M in the Building, Technology and Academics/Athletics (BTA) capital levy. Director Rick Burke noted he would like to participate in the conversation adding the BTA projects to the charge of the BEX Oversight Committee.

Debrief July Presentation Construction Costs/Project Escalation (All)

1. Committee members agreed the July BEX Oversight Committee meeting was very helpful and they would like to have further discussion concerning this presentation.
2. Committee members noted Seattle Public Schools should expect to see several more years of higher than normal construction costs given numerous projects occurring throughout Seattle/Puget Sound Basin.
3. Daniel Williams expressed concerns about the impacts recent hurricanes Harvey and Irma will have as they will further labor and material shortages as those impacted cities rebuild.
4. Committee members requested further discussion concerning Design/Build and Progressive Design/Build procurement methods.

Meeting Re-cap and Next Meeting Agenda Items (John Palewicz)

1. Future agenda items: Debrief on July 2017 Construction Costs/Project Escalation presentation and presentation on Design/Build and Progressive Design/Build procurement methods.
2. Next meeting will be October 20, 2017 at Cascadia Elementary School.

Adjournment

1. The meeting adjourned at 10:38 a.m.