



**BEX Oversight Committee Meeting
John Stanford Center of Educational Excellence
2445 3rd Avenue South, Seattle
Friday, November 17, 2017; 8:30 -10:30 am**

Minutes

Call to order (John Palewicz)

1. Chair John Palewicz called the meeting to order at 8:31 am.
2. Attendance:
 - a. Committee Members: Present: Freeman Fong, Steve Goldblatt, Duncan Griffin, John Palewicz, Ed Schwartz, Robert Stephenson, Daniel Williams; Absent: Richard Prentke, Steve Tatge
 - b. Board Attendees: Present: Jill Geary; Absent: Rick Burke
 - c. Staff: Present: Becky Asencio, Richard Best, Eric Becker, Melissa Coan, Flip Herndon, Allen Mardock, Mike McBee, Lucy Morello; Absent: Mike Skutack, Mike Kennedy
3. Committee members unanimously accepted the proposed agenda.
4. The October 20, 2017 BEX Oversight minutes were unanimously approved.
5. Guests attending the meeting introduced themselves.

Budget Update (Melissa Coan/Richard Best)

1. The *BEX IV Program Cost Summary – September 2017 (Activity through September 30, 2017)* was reviewed; projects are in the black and on schedule.
2. Richard Best highlighted current project budget concerns:
 - a. Queen Anne Elementary School is approximately two million dollars over budget. The original scope of an eight-classroom addition was revised, moving the administration area (for better site supervision) and increasing its size. The original administration offices will be modified into a classroom.
 - b. Wing Luke is on budget and on schedule.
 - c. Substantial concerns about Bagley (ten-classroom and gymnasium addition). There will be a design estimate at the end of January; going to bid in early 2019. He questioned the original plan to expand the gym, as it did not make sense given the existing structure. Mr. Best stated that he is working with staff to closeout completed projects and remains hopeful that additional funding will be available. There was conversation around this:
 - The committee stressed the importance of forecasting the budget. If other funding does not come through, remember that a full size gymnasium was not promised.
 - It was also stated by a member that the end goal is to get everything done for the program on the budget.
 - Mr. Best stated that the senior project managers and financial teams are working closely to closeout-completed projects. He also stated that no final decisions will be made for several months and that this report was a heads-up.

- d. It was requested, for visibility to the committee, that the zeroes in the *Program Cost Summary* be turned into real numbers as soon as possible.
- e. Another comment was that a column showing the percentage of over and under budget would be appreciated.
- f. Having a listing of the energy performance/operational costs was requested.
- g. Mr. Best stated that Mike McBee and Mike Kennedy will be able to make a presentation on the energy usage in February. During the first year the heating and cooling systems are being continually tweaked and do not provide the best information for drawing conclusions. Attendees requested a presentation be made at the next BEX Oversight Committee meeting in lieu of project updates.

Project Award Recognition (Richard Best)

1. The Arbor Heights Elementary School received the 2017 from Learning by Design grand prize award.
2. Hazel Wolf K-8 E-STEM School received: 2017 Grand Prize, Learning by Design; 2017 James D. MacConnell Award Finalist, Association for Learning Environments(A4L3), 2017 Polished Apple, A4L3, 2016 Building of the Year, Daily Journal of Business, 2015 Second Place, World Architecture News Future Projects in Education.
3. Seattle World School received a 2017 Citation from the American Institute of Architects Southwest Washington Chapter.

Program Contingency Pro and Con (summary of comments):

1. Mr. Best requested Oversight Committee counsel concerning transparency on project budgets and the possible impact it could have regarding resolution of construction claims if contractors and subcontractors are aware of the available funds.
2. John Palewicz state that the UW publishes a progress report every month, not keeping any secrets.
3. Steve Goldblatt stated that just because the money is there (in the Program Contingency), it does not mean the money is belongs to the contractor. The district should be transparent. It does no good trying to hide the amounts.
4. Dr. Herndon stated that at a district meeting comments were made about how much money was in the contingency fund. The timing was such that it was used in claim proceedings. There is not a problem revealing overall program contingency, detailing specific project amounts can leave breadcrumbs for unscrupulous contractors. Highlighting information can invite claims.
5. Steve Goldblatt recommended that items of a sensitive nature can be dealt with in executive session rather than an open session, e.g., the Garfield negotiations
6. Daniel Williams mentioned the ramifications of taking advantage unethically could backfire for contractors.
7. Jill Geary suggested that items regarding claims and other hot topics should not be on the consent agenda at board meetings, but in the action items and have public notice during full board meetings. The public can see, and transparency cuts both ways.
8. Flip concluded it is important for the district to be transparent but not careless in conversation.
9. John Palewicz stated that the school board charters the BEX Oversight committee and recommended that if claims are going to be a topic, an executive session can be scheduled. Discretion will be left up to Mr. Best and Dr. Herndon when this should happen.

Project Status Reports/Board Item Reviews (Richard Best)

1. Project pictures, renderings and data are available on the BEX IV website: [BEX Reports](#).
2. EC Hughes, Loyal Heights, McGilvra, Meany, Olympia Hills, Cascadia, Robert Eagle Staff Middle School were highlighted in a presentation.

Design-Build/Progressive Design-Build Procurement (John Palewicz)

1. John Palewicz provided an overview of Alternative Public Works Contracting Procedures:
 - a. General Contractor/Construction Manager (GC/CM) – Original (mostly vertical construction) and Heavy Civil (mostly horizontal construction).
 - b. Design-Build (DB) – the Traditional (competitive or Best Design/Best Value) and Progressive (Qualifications Based Selection).
 - c. Job Order contracting (JOC).

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

1. Mr. Best proposed that in December he would like to have a BEX V presentation that will be a dry run of the presentation to the Board at a work-study session on December 13, 2017.
2. In January 2018, he suggested the priority hire topic, which Director Burke requested. A panel discussion would be helpful on this topic.
3. In February 2018, he suggested a presentation concerning energy usage of our new BEX IV schools.

Adjournment (John Palewicz)

1. The meeting adjourned at 10:35 am.