

BEX/BTA Capital Programs Oversight Committee

May 11, 2018; 8:30 – 10:30 a.m.

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 8:33 a.m.
2. Roll Call: Committee Members Present: Steve Goldblatt, John Palewicz, Duncan Griffin, Freeman Fong, Steve Tatge, Daniel Williams;
Committee Members Absent: Rob Stephensen, Ed Schwartz
Board Attendees Present: Jill Geary, Eden Mack;
Staff Present: Flip Herndon, Richard Best, Eric Becker, Melissa Coan, Mike Kennedy, Lucy Morello, Mike Skutack, Becky Asencio, Wendi Abella.
3. Committee members unanimously accepted the proposed agenda.
4. Committee members unanimously approved the February 9, March 9, and April 13, 2018 Minutes.
5. John Palewicz asked committee members to introduce themselves. Guests introduced themselves.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan reviewed the BEX IV Program Cost Summary (Activity through March 31, 2018) and the BEX IV Budget Transfer/Changes Log.
2. Discussion centered reporting actual status of forecast at completion. Steve Tatge suggested/Richard Best agreed the report should reflect the Board approved current budget and the forecast at completion.
3. Melissa Coan reviewed the BTA IV Program Cost Summary (Activity through March 31, 2018) and noted she will incorporate feedback from this meeting in next month's report.
4. Director Mack asked about the technology portion of BTA IV. John Palewicz stated the BEX/BTA oversight committee has expertise in capital projects and public works construction and will raise a flag if technology expenditures look over budget as it does have an impact on the overall program but will not provide oversight. Director Mack noted that Seattle Public Schools is organizing a technology oversight committee and one of their tasks should be to help provide oversight of these expenditures.

Project Status Reports (Richard Best/Sr. Project Managers)

1. John Palewicz postponed the project status report portion of the agenda to allow more time to discuss BEX V planning. Richard Best noted the Project Status Report is available at the website location noted on the agenda and was sent to the committee electronically ahead of the meeting.

BEX V Capital Levy Update (Richard Best/Flip Herndon)

1. Richard Best reported five community meetings were held in the month of April; SE, SW (West Seattle), Central, NE and NW regions of Seattle. Equity was a common theme expressed by the community and heard by the District at each of the meetings. Mr. Best also noted that the NE region expressed desire to see more focus on attendance area schools as part of BEX V.

2. Flip Herndon explained that attendance area is defined by geographical boundary within a neighborhood and students are default assigned. Option school's students can choose or "opt-in" to attend those schools. He indicated that the District has one Option school in each middle school service area.
3. Richard Best stated there was a BEX V Board work session at the end of March that was attended by Freeman Fong, Steve Goldblatt and Steve Tatge. Focus of the work session included Policy 6901 concerning the capital levy and anticipated growth throughout the City of Seattle. Mr. Best noted that another Board work session was held on May 1, 2018, with a focus on the Capital Projects semiannual report, school enrollment projections and capacity analysis. Options for mitigating school enrollment overages for the 2018-19 school year continue to include adding portables, repurposing existing spaces and moving waitlists. Daniel Williams noted that the District needs to plan for vertical expansion of its schools in lieu of addition portables. This needs to be a focus for new schools.
4. Director Mack shared information regarding Board approval of the guiding principles and how to make decisions as to what should be included in the BEX V levy. She indicated that a short-term task force is being formed to evaluate enrollment projections and project scoring for BEX V and encouraged Oversight Committee members to apply. She noted that the charter is available on line. She concluded noting again, the purpose of the task force is to invite people with expertise and understanding of enrollment projections and building capacity to participate in 4 – 6 intensive meetings over the summer.

Lincoln High School Update/Presentation (Mike Skutack/Steven Moore)

1. Mike Skutack acknowledged Lucy Morello's role as the Senior Project Manager during the design, permit and bid phase of the project before handing the baton to him for the construction phase.
2. Steven Moore, Construction Manager with Heery/CBRE started the presentation and introduced some of the team and provided a high-level overview and background on the project. He noted that Lincoln High School has been an interim site for Ballard, Garfield, and Roosevelt High School and most recently Cascadia Elementary School and Licton Springs K-8 School. The west buildings have been designated landmark status. The project was originally funded in the BEX IV capital levy with additional funds added in the BTA IV levy. Lincoln will open in the fall of 2019 as a new comprehensive high school with 1,600 seats with highly capable and dual language pathways. The building will be open serving grades 9 and 10 and by 2022 will be at full capacity with all four grades 9 through 12. The district utilized the GC/CM procurement method and brought on Lydig Construction as part of the team early in schematic design.
3. Lucy Morello highlighted that this was the first project the district also utilized MC/CM construction selecting Robison Company to assist with mechanical system design. This allowed mechanical equipment to be ordered early to maintain the project schedule.
4. Mike Kennedy, MEP coordinator, discussed the mechanical and electrical systems proposed for the buildings and noted that the school will have a full LED lighting system. In addition, the project will have complete digital lighting controls throughout the building. This is the second project to utilize this system; E.C. Hughes was the first and it has been the easiest lighting system to startup and commission.
5. Michael Davis of Bassetti Architects reviewed the design of the building.
6. Pat McGlothlin, Project Manager with Lydig Construction discussed the GC/CM procurement method highlighting benefits and lessons learned.
7. Chris Coleman, Superintendent for Lydig Construction wrapped up the presentation with a brief construction update.

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

1. A request for a School Board tour of the Lincoln construction site was made; date and time TBD.
2. Next meeting will be on June 8, 2018 at Loyal Heights Elementary. The meeting will begin in the Loyal Heights Commons at 8:30 a.m. The agenda will include brief review of project finances and presentations concerning Loyal Heights Elementary School. The group will then break into groups to tour the new facility.
3. Attendees requested copy of the Lincoln HS presentation and Richard Best noted it would be posted on-line.

Adjournment

1. The meeting adjourned at 10:32 a.m.