



BEX/BTA Capital Programs Oversight Committee

January 11, 2019 8:30 – 10:30 a.m.

Conference Room 2750, John Stanford Center

2445 3rd Avenue South, Seattle, WA 98134

Minutes

Call to Order (Steve Goldblatt)

1. Steve Goldblatt called the meeting to order at 8:28 am
2. Guests introduced themselves
3. Roll Call:
 - a. Committee Members Present: Duncan Griffin, Kyle Wang, Steve Tatge, Steve Goldblatt, Warren Johnson, Daniel Williams, Freeman Fong, Janet Donelson, Rob Stephenson, Sherry Edquid
 - b. Committee Members Absent: John Palewicz
 - c. Board Attendees Present: Jill Geary, Eden Mack
 - d. Staff Present: Melissa Coan, Mike Skutack, Richard Best, Lucy Morello, Eric Becker, Becky Asencio
 - e. Guests Present: Sharon Peaslee - Former Seattle Public Schools (SPS) Board Member; Glenn Atwood – Seattle City Light; Bruce Skowrya – SPS Facilities Director
4. Approval of Agenda: Steve Goldblatt made a motion to accept the agenda. Freeman Fong seconded, and the agenda was accepted unanimously.
5. Approval of Minutes from December 14: Rob Stephenson made a motion to accept the minutes. Sherry Edquid seconded the motion and the minutes were accepted unanimously.

Budget Update (Melissa Coan/Richard Best)

1. Melissa Coan reviewed the BEX IV Program Cost Summary.
 - a. She reviewed the project expenditures for the major projects noting a savings of \$8.9M that had been transferred to the completed projects underspend.
 - b. She reviewed the project expenditures for the other facilities projects noting a savings of \$1.2M that had been transferred to the completed projects underspend.
 - c. Richard Best reminded the committee that the district sought a \$1.5M budget adjustment for Ingraham High School to cover seismic improvements. He reported that the request was approved by the Board. He noted that the Board of Directors had approved a \$1.5M transfer from the completed projects underspend for the Ingraham High School seismic improvements reducing the balance to \$4.5M.
 - d. Melissa Coan noted that the Program Contingency has \$623,429.
 - e. The budget is in the black.
 - f. There are no variances to report.



2. Melissa Coan reviewed the BTA IV Program Cost Summary
 - a. This budget includes four major projects.
 - b. Capital Projects does not expect savings in this program, at this time, as project expenditures have just begun to occur. The second year is complete of a six-year levy collection period.
 - c. She indicated that this budget includes OSPI Distressed School dollars from the legislature in the amount of \$27.9M. The funds have contractual commitments and are earmarked for specific work. Further, the state provided less funds that the district requested for these projects. Richard Best noted that Capital Projects will endeavor to operate within the appropriated funds as these projects do not have contingency funds. If funding becomes critical, then the BTA IV program contingency fund could be applied to supplement the budgets for these projects.
 - d. This budget is in the black.
 - e. Duncan Griffin inquired into funding of the Lincoln High School project in BTA IV, highlighting its multiple funding sources. Richard Best clarified that Lincoln High School started in the BEX IV program with a budget of \$19M. However, upon recognizing additional needs, such as seismic improvements, the systems improvements for this project were identified in BTA IV. This included a budget transfer from the BTA IV program contingency to implement building envelope improvements.

Project Status Reports

1. Richard Best referred the committee to the BEX IV Monthly Status Report, highlighting projects with notable delays or other changes to their status.
 - a. Queen Anne Elementary School is on schedule to achieve Substantial Completion July 2019.
 - b. Lincoln High School is on schedule to achieve Substantial Completion June 2019.
 - c. Wing Luke Elementary School bids came in at \$5M over budget in the Fall of 2018. The project is currently rebidding with the hope that design modifications have reduced the overall project cost.
2. Director Mack asked for access to the BEX IV Implementation Plan. She expressed an interest in comparing the plan to the actual implementation. Tom Redman referred her to the Capital Projects web site. Richard Best added that the BEX V Implementation Plan is currently in development and will be presented to the Board.
3. Richard Best referred the committee to BTA IV Monthly Status Report and highlighted the large projects in that program.
 - a. E.C. Hughes Elementary School opened Fall of 2018.
 - b. Magnolia Elementary School is on schedule to achieve Substantial Completion May 2019.
 - c. Ingraham High School is on schedule to achieve Substantial Completion July 2019.
 - d. Webster School remains to bid late January-February 2019.



BEX V Capital Levy Update (Tom Redman)

1. Tom Redman distributed the list of community engagement events related to the upcoming levies.
2. He reported on an increase in community meetings, led by Superintendent Juneau and CFO JoLynn Berge. He referred the committee to the SPS website to view the PowerPoint presentations being delivered at these meetings.
3. Tom Redman reminded the committee that the district cannot campaign for the levies. It can only inform the public about the levies.
4. Richard Best alerted the committee to videos being produced for the eight large projects, planned for BEX V. The first video, about Northgate Elementary School, is available on the levy's webpage.

Ensuring Opportunities for Educational Racial Equity (Debrief) (Steve Goldblatt)

1. Steve Goldblatt described the last meeting's Racial Equity Training as a thoughtful discussion and presentation. He expressed appreciation for the group's engagement.
2. He reminded the committee that its role is to help with facilities and that the School Board has the authority for making decisions.
3. Richard Best will invite Deborah Northern to the February meeting for any brief closing remarks and discussion.

BEX IV School Energy Use Index/Solar Projects

1. Richard Best introduced a guest to the committee, former School Board Member Sharon Peaslee.
 - a. Richard Best described Sharon Peaslee's role in advancing the 2012 Green Resolution.
 - b. The Green Resolution set the foundation for Capital Projects' design teams to help the district look at ways to construct facilities with a focus on reducing energy use.
 - c. Former Director Peaslee attended this meeting to participate in the committee's conversation about the first round of BEX IV schools, which opened 2016 and 2017, and hear about their energy use.
2. Richard Best highlighted the role of the Facilities Department in achieving successful energy results. School buildings must be operated efficiently and effectively for resource conservation.
3. Richard Best provided context for the Hargis report noting in the summer of 2018, Mike McBee and Mike Kennedy proposed implementing a measurement and verification study of our BEX IV buildings to help inform the mechanical system design for our BEX V projects. The intention was to daylight best practices to replicate and identify lessons learned, to provide guidance for design teams for BEX V projects.
4. Richard Best introduced Michael Baranick and Brian Haugh, from Hargis Engineers, who conducted the study and produced the report.
5. Michael Baranick referred the committee and guests to the report summary in their handouts.
6. Michael Baranick introduced his presentation.
 - a. The goal of the study was to identify which schools were operating most effectively and apply lessons learned to the next round of projects.



- b. The schools in this study were: Arbor Heights, Cascadia, Genesee Hill, Hazel Wolf K-8, Olympic Hills and Thornton Creek.
 - c. Included in the study were also E.C. Hughes and Loyal Heights. While these two buildings are of interest because they are older landmarked sites, they are in their first-year break-in period.
 - d. He highlighted that for schools with two years of data, year two is consistently better than year one.
 - e. All schools in the study have an impressive energy use index (EUI), under 30. Most elementary schools in Washington have an EUI of 40.
7. The committee expressed interest in advancing passive design at the schools. Richard Best explained the challenge of applying passive principles to older and landmarked buildings.
 8. Richard Best reported that solar panels are being installed at several sites which will further reduce the schools EUI. He noted that the district is working with Seattle City Light. SCL has a restriction on the number of KW which can be installed at a given site.
 9. The committee emphasized that the district must continue to measure its energy usage, to keep attention on EUI and maintain the buildings at peak efficiency.
 10. Michael Baranick concluded the presentation with recommendations from Hargis Engineers for future buildings.
 11. Richard Best recognized the efforts of guests in the room in helping the district achieve these results. He reinforced the need to measure in order to manage these buildings energy consumption.

Meeting Re-Cap and Next Meetings Agenda Items (Steve Goldblatt)

1. The next meeting will be on February 8th
2. The agenda will include:
 - a. Alternative project delivery methods
 - GC/CM Agency Certification

Adjournment

The meeting adjourned at 10:30 a.m.