



BEX/BTA Capital Programs Oversight Committee

June 14, 2019, 8:30 – 10:30 a.m.

Magnolia Elementary School

2418 28th Ave W, Seattle, WA 98199

Minutes

Call to Order (John Palewicz)

1. John Palewicz called the meeting to order at 8:33AM
2. Roll Call:
 - a. Committee Members Present: John Palewicz, Kyle Wang, Steve Tatge, Duncan Griffin, Warren Johnson, Janet Donelson, Rob Stephenson, Daniel Williams, Freeman Fong (arrived later at 9:00)
 - b. Committee Members Absent: Steve Goldblatt, Sherry Equid,
 - c. Board Attendees Present: Director Mack
 - d. Staff Present: Mike Skutack, Eric Becker, Becky Asencio, Lucy Morello, Melissa Coan
3. Approval of Agenda – John Palewicz added an item to the agenda. He requested an update on architect selection and solicitation for CM/PMs from the Capital Projects staff. Duncan Griffin made a motion to approve the agenda as amended. Warren Johnson seconded the motion and it passed unanimously.
4. Approval of Minutes from May 17, 2019 – Director Mack referred to the discussion about the GC/CM certification process. She clarified that the Board isn't opposed to agency certification of Seattle Public Schools (SPS), however, the Board wants more information, especially about financial impact, and seeks a recommendation from the BEX/BTA Oversight Committee. John Palewicz reminded the committee that agency certification and analysis of its advantages and disadvantages is a future agenda item. Janet Donelson suggested that staff draft something for the committee to review and, potentially, recommend. John Palewicz concurred, adding that the committee still needs to discuss the issues, including whether SPS would employ the BEX/BTA Oversight Committee or another body to provide an internal review process.
5. Steve Tatge made a motion to accept the minutes as drafted. Janet Donelson seconded the motion and it passed unanimously.

Employee Recognition (Mike Skutack)

1. Senior Project Manager Mike Skutack announced the retirement of Senior Project Manager Lucy Morello. He thanked her for over 30 years of service in the district.

Architectural Selection Process for BEX V Elementary Schools (Mike Skutack)

1. NAC Architecture was selected to provide architectural services for the replacement of Kimball and Northgate Elementary Schools, Mahlum was selected to provide architectural services for the replacement of Viewlands Elementary School and Miller Hayashi Architects was selected to provide architectural services for the West Seattle Elementary School Classroom Addition project.



2. Construction Manager/Project Manager (CM/PM) Request for Proposal (RFP) solicitation has been published. The submittal deadline is Tuesday, July 9, 2019 at 10:00 AM at JSCEE. This selection process is for three projects addressing CM/PM needs at four schools. After the CM/PM firms have been selected, the architectural selection process will begin for those projects. Members of the BEX/BTA Oversight Committee will be invited to participate in the CM/PM interview process.

Budget Update (Melissa Coan)

1. Melissa Coan referred to BEX IV Program Cost Summary as of April 30, 2019
 - a. There were no variances to report and the projects are on schedule.
2. Melissa Coan referred to BTA IV Program Cost Summary as of April 30, 2019
 - a. Projecting an overage due to increased change orders, modifications, and King County Waste Management fee related to increased capacity services.
 - b. The overage will be covered by the contingency fund.

Project Status Reports (Eric Becker/Mike Skutack/Lucy Morello)

1. Mike Skutack reported that the focus for the summer is on-time completion of the four large projects occurring at schools opening in Fall 2019.
2. Daniel Williams revisited the issue of unreinforced masonry (URM) at Seattle Public Schools buildings. He referred to the City of Seattle's pending recommendation that URM at critical structures be resolved within a timeline, which is still to be determined. John Palewicz explained that Capital Projects is already bringing new projects, like Magnolia Elementary School and Lincoln high School, up to the proposed standards. He anticipated that the district would have sufficient time, in the range of three to seven years, to address remaining sites. He added that when the district renovates or modernizes schools it also addresses URM concerns, however, SPS has yet to reach all the buildings in the district.
3. Director Mack provided an update on two new committees that the Board is initiating. They are a student and community workforce agreement task force and a capacity and facility master planning advisory committee. She highlighted the differences between the BEX/BTA Oversight Committee and the proposed advisory committee, such that the new body would address overall planning, student boundaries, and capacity management, versus strictly focusing on the implementation of levy projects. Both new committees will be introduced at the June 26th School Board meeting and voted upon at the July 10, 2019 School Board meeting.

Meeting Agenda for future

1. July Items:
 - a. BEX V implementation plan for July 2019
 - b. GC/CM Agency Certification



Magnolia Elementary School (Mike Skutack/Corrie Rosen/Jim Phillips) referred to PPT

1. Mike Skutack presented the history and background of the Magnolia Elementary School project.
 - a. He highlighted that the site is an historical landmark.
 - b. He reported that the opening of Magnolia Elementary School as a K-5 school would reduce enrollment pressures at both Lawton Elementary School and Catherine Blaine K-8 School.
 - c. He shared the various funding sources and the timeline of the work.
 - d. He conveyed that Phase II of the project is in the design process, now.
 - e. He explained that the SDAT process had participation from the principal from Catharine Blaine K-8 since there was no educational program at Magnolia Elementary School.
 - f. Project Manager Jeanette Imanishi described the challenges of the site prior to the renovation.
2. School Design – Corrie Rosen, Mahlum
 - a. Corrie Rosen highlighted the project’s Master Plan priorities: maximize the open space, activate the east side of the campus for learning, play, and supervision, maximize daylight via orientation of the new buildings.
 - b. She described the significant process of balancing the educational program with the requirements of the historic school and stakeholder input.
 - c. She reported that Phase II construction starts in January 2020 with occupancy planned for January 2021.
3. School Construction – Jim Phillips, President of Forma Construction
 - a. Jim Phillips explained that the Path to Net Zero was part of the project’s Master Plan, in response to the SPS School Board’s Green Resolution and the BEX/BTA Oversight Committee’s emphasis on energy efficiency.
 - b. He reported that while the project didn’t achieve all its goals, maintaining a clear focus on those goals delivered significant wins.
 - c. Mechanical Electrical Coordinator Mike McBee described the efficient and simple systems operating at the site.
 - d. He reported an EUI of 24.5 for the building and compared that to the average school’s EUI of 40
 - e. Jim Phillips reported that SPS and the team conveyed high expectations and that drove the quality of the work that was achieved.
 - f. He referred to the posters set up in the back of the auditorium, which outlined the project and the team members who delivered it.
 - g. He praised the team approach which made it possible to recognize and respond to the many surprises and challenges of the project.
 - h. Steve Tatge asked if Forma would have preferred to be on board with the team earlier in the overall process. Mr. Phillips concurred.

Adjournment

The meeting adjourned at 9:52 with attendees arranging themselves in two groups to tour the new school facility