



BEX /BTA Oversight Committee

January 12, 2024, 2023, 8:30 – 10:30 AM

JSCEE Board Auditorium

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:32 a.m.
- b. Roll call:
 - i. Committee members present: Janet Donelson, Luis Adan, Warren Johnson, Lavina Sadhwani, Sherry Edquid, Monty Anderson,
 - ii. Committee members participating online: Michelle Moore, Robynne Thaxton, Director Rivera Smith, Steve Tatge
 - iii. Committee members absent: Duncan Griffin, Jennifer DuHamel
 - iv. Board Directors present: Director Lisa Rivera (online)
 - v. Capital Projects Staff present: Richard Best, Jen Lincoln, Vince Gonzales, Becky Asencio, Melissa Coan, Mike Skutack
- c. The meeting agenda: Luis Adan made a motion to approve the agenda. Warren Johnson seconded. Director Rivera requested that the BARs review move to the top of the meeting and the change was made. The motion passed unanimously.
- d. The minutes from December 8, 2023: Luis Adan made a motion to approve the minutes. Lavina Sadhwani seconded. The motion passed unanimously.

2. BARs

Mr. Best introduced the twelve BARs going to the School Board on February 7, 2024. He noted that the BAR titles were shared at the meeting for the committee's awareness, but a detailed review was scheduled with the committee's two Board Directors on February 1, 2024. Mr. Best provided additional details on the two BARs related to the Rainier Beach High School project. The BAR related to the construction change order with Lydig Construction addressed the export of unsuitable soils and import of structural fill at the project site and costs associated with the build-out of a visitors concessions, ticketing and restroom facility at the field. The BAR related to the extension of design services with Bassetti Architects addresses the extended project schedule as the project was initially anticipated to be complete Fall 2025 and now planned to be complete Fall 2026. He noted that this could not be foreseen at the time the initial contract was negotiated with Bassetti Architects as the site hydrology was not understood. He confirmed funds were available for these costs and no budget transfers were required.

3. Budget Update

Ms. Coan reported on the BEX V Capital Levy Program through November 30, 2023. She conveyed that 66% of anticipated revenue had been received and the District was well positioned regarding cash flow. She highlighted two projects forecasted as overbudget. She noted that a budget transfer had been approved for the Asa Mercer International Middle School project and that additional funds for the North Queen Anne School project would come from the BTA IV underspend. The committee and staff discussed the cause of the project overage at the North Queen Anne project. Mr. Best noted that the project overage was related to an unforeseen condition surrounding the condition of the overhead concrete deck requiring structural repairs.

Ms. Coan reported on the BTA V Capital Levy Program through November 30, 2023. She reminded the committee that this was the District's most recent capital levy program, and none of the identified Major Projects are under construction.

4. Project Status Reports Update

Mr. Best and Senior Project Managers Vince Gonzales and Mike Skutack provided an update for the BEX V Major Projects. Projects at Alki Elementary School and Asa Mercer International Middle School were discussed in detail, as both project teams are currently addressing unique challenges.

Mr. Gonzales updated the committee on conversations with the City of Seattle to resolve the Parking Departure at the Alki Elementary School project. He noted that Mahlum Architects would soon be submitting revised drawings to SDCI showing an increase in proposed parking on-site. Mr. Best confirmed he was in discussions with the City clarifying requirements concerning Land Use Regulations for public schools.

Mr. Gonzales updated the committee on conversations in progress with the Veterans Administration Hospital related to the unforeseen fiberoptic cable discovered on the Asa Mercer International Middle School site. He confirmed that the matter was not yet impacting the project schedule, however, a resolution needs to be forthcoming to address this matter. Mr. Gonzales highlighted Cornerstone General Contracting's use of tents to protect below grade waterproofing construction activities.

The committee questioned and staff discussed how the district ensures compliance with the Americans with Disabilities Act (ADA). Mr. Gonzales reported that Capital Projects and Planning has hired an ADA Compliance Consultant, Pacifica Studios, who reviews multiple aspects of each project during the design and construction phases. Engaging the consultant has resulted in district projects with improved accessibility as compared to older projects from previous levies.

5. Fiscal Year Closeout 2022-2023 Closeout Capital Fund

Ms. Coan reviewed closeout documents for the Capital Fund for fiscal year 2022-2023, by each capital levy program from the oldest to the most recent. She highlighted the funds remaining in the BEX III and BEX IV capital levies, which can be allocated to projects in the more recent levy programs. She clarified that savings for the BEX V and BTA V capital levies are realized after the project has been completed for a period of one year, therefore, savings projections are low for the BEX V capital levy, and none are currently indicated for BTA V capital levy.

Ms. Coan reviewed the "Other Projects", in each levy program, by category of work and where projects remain to be completed. She reported on Budget Transfers across levy programs to supplement funding for newer projects. Ms. Coan confirmed that new levies are front-funded by the current active levy program.

The committee and staff discussed the status of using Job Order Contracting (JOC). Staff clarified that legal counsel is drafting the contract with plans to start using it as a procurement process within the year.

6. Call for Volunteers

Mr. Best requested a volunteer from the committee to serve on the selection committee for the Audio-Visual Refresh and Security Systems project. Mr. Gut conveyed the schedule for starting that project and added that the selection process would occur from February through May 2024.

Mr. Best requested a volunteer for the GC/CM selection committee for the Aki Kurose Middle School project. Ms. Edquid volunteered to participate in this process.

7. Adjourn

Ms. Donelson adjourned the meeting at 10:32 a.m.