



BEX /BTA Oversight Committee

May 10, 2024, 2023, 8:30 – 10:30 AM

JSCEE Board Auditorium

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:30 a.m.
- b. Roll call:
 - i. Committee members present: Janet Donelson, Warren Johnson, Luis Adan, Michelle Moore, Lavina Sadhwani, Monty Anderson, Jennifer DuHamel, Sherry Edquid
 - ii. Committee members absent: Duncan Griffin, Steve Tatge, Robynne Thaxton,
 - iii. Capital Projects Staff present: Richard Best, Melissa Coan, Tom Gut, Vince Gonzales, Mike Skutack, Jen Lincoln, Becky Asencio
- c. The meeting agenda: Warren Johnson made a motion to approve the meeting agenda. Michelle Moore seconded. The motion passed unanimously.
- d. The minutes from April 19, 2024: Lavina Sadhwani made a motion to approve the minutes. Warren Johnson seconded. Luis Adan requested the minutes be amended to note that the discussion about performance bonds or insurance remain open for further conversation. The committee agreed. Mr. Adan made a motion to approve the amended minutes. Ms. Sadhwani seconded. The motion passed unanimously.

Mr. Best commented that he would invite the district's Risk Manager Matt Saxon to a future meeting for the continued discussion about performance bonds and insurance. Mr. Johnson recommended also inviting a bonding broker to that meeting.

Ms. Donelson reminded the committee that the June meeting was rescheduled to June 21.

2. Board Member Update

Mr. Best relayed that the Director of Board Relations and Policy was scheduled to meet with the Board President in the coming week to discuss Board Director assignments to committees. Mr. Best highlighted that the Board was considering reducing the appointments to the BEX/BTA Oversight Committee to one director. He added that he hoped it remained at two directors for continued support in sharing the insights of the Oversight Committee with the broader School Board.

3. Budget Update BEX V and BTA V Capital Levies

Ms. Coan reported on the BEX V Capital Levy through March 31, 2024. She conveyed expenditures and revenue were as anticipated and the program is in the black. She acknowledged that the program reserves are only \$500K at this time with 45% of the program still to be completed.

Mr. Best clarified the differences between funds from the State Construction Assistance Program (SCAP) and Distressed Schools Grants – the grants come in while the project is under construction, but generally SCAP funds are received after the project is complete and open for use.

Ms. Coan reported on the BTA V Capital Levy through March 31, 2024. She highlighted two negative expenditures on lines nine and 16, which corresponded to corrections in the accounting system. She confirmed expenditures and revenue were as anticipated and the program is in the black

4. Project Status Reports Update

Mr. Best and Senior Project Managers Vince Gonzales, Mike Skutack, and Tom Gut updated the committee on Major Projects with attention to the risks facing specific projects. Mr. Best invited the committee to offer insight and suggestions on how to address these matters.

Alki Elementary School Addition and Modernization Project

Mr. Gonzales confirmed that the school community supports the project, and their voice will be represented at the May 28, 2024, hearing. He projected that construction activities would begin mid-July if SPS received a favorable departure outcome.

Asa Mercer International Middle School Replacement Project

Mr. Gonzales reported on the ongoing matter of the Veterans Administration (VA) hospital's fiberoptic line on the Mercer site. He conveyed that the VA, Seattle Department of Transportation (SDOT), Lumen, and Cornerstone Construction are cooperating rerouting the fiber line and locating it in the public right-of-way. He confirmed that the work is scheduled to be performed this summer. Mr. Gonzales also reported that a decision from Seattle Fire Department regarding adding five additional torches to the project is due in the next week.

John Rogers Elementary School Replacement Project

Mr. Gonzales updated the committee on the status of the concrete slab thickness on the metal decks in Building Area A, which were previously reported as insufficient. He highlighted that concrete slab thickness is within allowable code tolerances, additional review is being required by SDCI and the structural engineer to test for load and vibration to prevent any long-term issues. He confirmed that some delays to the project schedule are anticipated while the corrective work is being performed. Lydig Construction will be asked to update their project construction schedule upon resolution of this issue.

Mr. Gonzales updated the committee on the new requirements placed upon the retaining wall to be constructed at 40th Ave NE in the public right-of-way. He conveyed that SDOT changed their criteria after the design had been submitted for review and the project must comply with the new design criteria. He indicated that this revision would require adding a structural engineer to review the proposed design solution.

Mr. Gonzales reported that Seattle Public Schools (SPS) and Seattle Public Utilities (SPU) are in discussions regarding revising a drainage structure in public right-of-way. He explained that the existing structure had been disconnected allowing storm water to flow across the site.

Rainier Beach High School Replacement Project

Mr. Skutack updated the committee on the replacement of fire sprinkler subcontractor default. He noted Lydig Construction has been working closely with FSI's surety and Patriot Fire had been selected. He reported that the subcontractor would cause schedule delays, which were currently being analyzed.

Aki Kurose Middle School Addition and Modernization Project

Mr. Gonzales conveyed that construction was dependent on the BEX VI capital levy passing. He updated the committee as to the School Design Advisory Team (SDAT) process and requested additional community engagement for the project.

John Stanford Center Central Kitchen Renovations Project

Mr. Gut conveyed that construction activities have commenced and noted the importance of achieving the schedule as the Central Kitchen is responsible to provide food for students throughout the district. Mr. Anderson asked to know the name of the vendor performing mechanical insulation and grease wrap. Mr. Gut noted he would follow-up with this information.

5. Well Resourced Schools/BEX VI Capital Levy Update

Ms. Asencio opened her presentation with acknowledgement of the relationship between the BEX VI Capital Levy planning process and the Well-Resourced Schools (WRS) process. She identified challenges facing the levy planning process such as scheduling community engagement for the two initiatives, the role of WRS in the scoring and ranking of levy projects, as well as recent increases to construction costs – which will influence how many projects the capital levy can include.

Ms. Sadhwani raised several points for clarification. She requested the cost per square foot on closing projects for the committee to analyze. She probed the district's strategy for complying with new codes and mandates and suggested analyzing them for budget and schedule impacts. She also inquired about how closed buildings will be utilized and how those changes show up in the Capital budget. Ms. Asencio reported that staff share many of these questions and the decisions are still pending while the WRS process continues. Ms. DuHamel volunteered to assist in assessing and analyzing the final sites for risks.

Ms. Asencio updated the committee on the WRS process. She provided an overview of the pertinent Board Policy and the timeline for the process. She highlighted that the WRS and Capital Levy Planning timelines are identical.

6. Adjourn

Ms. Donelson adjourned the meeting at 10: 21 a.m.