



## **BEX /BTA Oversight Committee**

June 21, 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, Michelle Moore, Luis Adan, Warren Johnson, Steve Tatge, Lavina Sadhwani
  - ii. Committee members participating online: Robynne Thaxton, Duncan Griffin
  - iii. Committee members absent: Jennifer DuHamel, Monty Anderson, Sherry Edquid
  - iv. Capital Projects Staff present: Richard Best, Melissa Coan, Becky Asencio, Vince Gonzales, Mike Skutack, Tom Gut, Rina Fa'amoe-Cross, Ian Brown, Paul Cathcart, Jen Lincoln
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda. Steve Tatge seconded. The motion passed unanimously.
- d. The minutes from May 10, 2024: Steve Tatge made a motion to approve the minutes. Luis Adan seconded. The motion passed unanimously.

#### **2. Board Member Update**

Mr. Best conveyed that the Board President would assign one or two Board directors to the Oversight committee in September.

#### **3. Budget Update BEX V and BTA V Capital Levies**

Ms. Coan reported on the BEX V Capital Levy through April 30, 2024. She conveyed that the program is 70% spent and monthly spending is consistent. She highlighted one error in the report, which will be correctly noted on the May 2024 report. She concluded that this program is in the black.

Ms. Coan reported on the BTA V Capital Levy through April 30, 2024. She conveyed that monthly spending is consistent and expected to continue at the same rate. She highlighted a budget transfer for site improvement projects at three sites. She noted that the Transfers Log will be revised to include dates going forward.

#### **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.

##### *Aki Kurose Middle School Addition and Modernization Project*

Mr. Gonzales reported that the School Design Advisory Team (SDAT) process and conceptual design were complete. He highlighted the work of Dr. Dedy Fauntleroy in supporting the SDAT. He conveyed that the committee could expect to see the schematic design at a meeting in the fall.

##### *Asa Mercer International Middle School Replacement Project*

Mr. Gonzales conveyed that the project was denied a variance from Seattle Fire Department that would have allowed additional torches for the roofing work, therefore the team is identifying alternative ways to maintain the project schedule. Lavina Sadhwani noted that the contractor construction contingency should be paying for this added expense, Richard Best noted he concurred with her assessment. Mr. Gonzales updated the committee on the steps to move the Veterans Administration (VA) hospital's fiberoptic line and noted that a discussion was scheduled to review costs and reimbursement from the VA to Seattle Public Schools (SPS).

##### *John Rogers Elementary School Replacement Project*

Mr. Gonzales conveyed that the design changes to Building Area A, to mitigate concerns about the slab on metal deck, had been submitted to the City of Seattle and were being reviewed as a permit revision. He reminded the committee that the project team requested two Steet Improvement Permits (SIP) and reported that they were still being processed. He highlighted an issue with one of the SIPs, noting that the relevant code had changed since the design was at 90% approval and now significant revisions could be required to fully approve the design.

##### *Alki Elementary School Addition and Modernization Project*

Mr. Gonzales reported that the hearing examiner's decision was expected on July 1, 2024, and the building permit is expected seven – 10 days after that. He highlighted that the Guaranteed Maximum Price (GMP) amendment is scheduled to be negotiated in the fall and then submitted to the School Board for approval.

##### *Rainier Beach High School Replacement Project*

Mr. Skutack updated the committee on completed phases of the project. He conveyed that the project is an occupied site and that the school is due to transition into the new building in January 2025. He reported that Patriot Fire is helping the project to resume the original schedule because they have the crews available to perform the work.

##### *Eckstein Middle School Window Replacement Project*

Mr. Gut highlighted that this is the first General Contractor/Construction Manager (GCCM) project for his team. He provided an overview of the project noting work would occur during the summer of 2024 and summer of 2025 and includes replacing 400 windows in a landmarked building exterior each summer. He described how the project team is addressing the challenges

of the project by creating mock-ups and implementing a cloud-based tool for managing the processes for each window.

#### *John Stanford Center Central Kitchen Renovations Project*

Mr. Gut conveyed that this was another GCCM project for his team. He reported on the complex details of the project scope and how employing GCCM supported the identification and implementation of solutions.

#### *Memorial Stadium Replacement Project*

Mr. Best updated the committee on the status of the project. He relayed that design meetings had begun and would continue through the summer. He reminded the committee that the warehouse under the south bleachers of the stadium would be moved to the new Spokane Street warehouse. He reported that construction for the Spokane Street location was scheduled for May 2025 allowing the Memorial Stadium project to begin in July 2025.

### **5. Clean Energy Plan Compliance 2040**

SPS Senior Facilities Planner Paul Cathcart and Brian Cawley of Hargis Engineers presented an overview of the upcoming state and city standards for energy use in the Clean Building Performance Standards and greenhouse gas emissions in the Building Emissions Performance Standards alongside the district's corresponding goals as detailed in the Clean Energy Resolution and Clean Energy Plan. Mr. Cathcart and Mr. Cawley provided an analysis of the new requirements and implications for SPS buildings, project costs, and schedules.

Mr. Best asked Mr. Tatge about his experience at the University of Washington (UW) regarding how to achieve compliance deadlines of the new standards and discussions with the state legislature. Mr. Cathcart highlighted that current state funding is only available for planning not implementation. Ms. Sadhwani asked about a fee analysis examining the cost of penalties for missing due dates versus using those funds to complete the work.

Mr. Cawley presented details of the Hargis Clean Energy Assessment. He outlined the timeline of compliance requirements. He reported on the assessment methodology and the timeline of that process. He identified priority sites in the district that do not meet the new standards. He defined Hargis' Energy Efficient Measure (EEM) and how it was calculated for each SPS site.

Mr. Best asked Mr. Tatge about how UW is approaching energy performance, emissions standards, and unreinforced masonry requirements (URM) that are all coming due within the same period. Mr. Tatge described UW's Campus Asset Renewal Program and its correlation with the Inflation Reduction Act (IRA) funding timeline. He also noted discussions with the City of Seattle regarding permitting and avoiding substantial alterations. He highlighted that UW has a Memorandum of Understanding with the City specific to URM and substantial alteration, which Mr. Best requested to see.

Mr. Johnson asked if Seattle City Light (SCL) has significant capacity to meet the new wattage requirements of the expansion of all-electric buildings. Mr. Cawley reported that initial

conversations were too specific, such that SCL requested project details, so Hargis was pursuing planning discussions with SCL staff higher in the organization.

Mr. Cathcart highlighted that installing ground source heat pumps has implications for access to school playfields and parking while the projects are being implemented. He described the methods for timing projects by levy and noted that some projects will appear larger than originally anticipated to incorporate geothermal wells plus replacing the field plus budgeting for inflation. He commented on the complexity of addressing all the criteria, including energy use, emission, URM, etc. He reminded the committee that the School Board makes the final decision of what goes into a levy.

Ms. Sadhwani highlighted the need for attention to clear and accessible messaging in terms of escalation costs and presentation of the compliance requirements. She requested a higher-level presentation of all the requirements to include direct mechanical costs, Well Resourced Schools, URM, state and city standards.

Mr. Griffin urged staff to consider the future use of SPS buildings, such as year-round occupancy and the need to cool buildings.

Mr. Best concluded the discussion by reminding everyone that the institutional priority of the district is student academic outcomes.

## **6. Adjourn**

Ms. Donelson acknowledged Ms. Thaxton's resignation from the committee due to increased work with the Capital Projects Advisory Review Board (CPARB). She thanked Mr. Thaxton for her time and contributions. Ms. Thaxton conveyed that she was happy to continue to help with any questions and agreed to provide Ms. Donelson with recommendations for her replacement on the committee.

Ms. Donelson reminded the committee that the July 12, 2024, meeting will be a tour of the Rainier Beach High School project. Mr. Best noted that the details for parking and meeting location will follow in an email.

Ms. Donelson adjourned the meeting at 10:32.