



BEX /BTA Oversight Committee

November 17, 2023, 8:30 – 10:30 AM

JSCEE Board Auditorium

Minutes

1. Call to Order

- a. Janet Donelson called the meeting to order at 8:33 a.m.
- b. Roll call
 - i. Committee members present: Janet Donelson, Michelle Moore, Robynne Thaxton, Lavina Sadhwani, Warren Johnson, Sherry Edquid, Monty Anderson, Jennifer DuHamel
 - ii. Committee members participating online: Duncan Griffin, Luis Adan, Steve Tatge
 - iii. Board Directors present: Vivian Song
 - iv. Capital Projects Staff present: Fred Podesta, Richard Best, Melissa Coan, Becky Asencio, Vince Gonzales, Tom Gut, Jen Lincoln
- c. The meeting agenda: Michelle Moore made a motion to approve the agenda. Warren Johnson seconded. The motion passed unanimously.
- d. The minutes from October 13, 2023: Warren Johnson made a motion to approve the minutes. Lavina Sadhwani seconded. The motion passed unanimously.

2. Memorial Stadium Update

Ms. Donelson introduced Fred Podesta, Chief Operations Officer and Brad Tong, Managing Director of Shiels Oblatz Johnsen, who provided an update on the Memorial Stadium Project. Their presentation included background on the project, the current partnership status and the potential scope of the project with the City of Seattle and One Roof.

The committee and presenters discussed the proposed plans for operating a new Memorial Stadium, including the market for the site as a venue for arts and cultural events, its primary purpose of serving student activities, and the status of negotiations around lease terms and operating risks. The presenters confirmed that the project will be conducted in accordance with the Student Community Workforce Agreement (SCWA) and the partners' shared values of Diversity and Inclusion and Environmental Sustainability.

Mr. Tong concluded the discussion with an introduction of Lance Lopes, a partner lead from One Roof.

3. Budget Update (Melissa Coan)

Ms. Coan reported on the BEX V Program through September 30, 2023. She highlighted one variance, which was an underspend, and referred to the transfer log to identify the relevant projects. Mr. Best noted the contributions of Vince Gonzales and Cyrus Naimi in completing submissions concerning the Inflation Reduction Act to receive rebates for solar projects to be installed at Asa Mercer International Middle School and Rainier Beach High School projects. He confirmed that Capital Projects would also submit applications to pursue grants for geothermal well installations at Alki, Kimball, James Baldwin, John Rogers and Viewlands Elementary Schools, Asa Mercer International Middle School and Rainier Beach High School.

Ms. Coan reported on the BTA V Program through September 30, 2023. She highlighted funds that were infused into the Memorial Stadium Project and Warehouse for specific pieces of that work. Mr. Best provided more details about those expenses, which included relocating seven high schools during the construction, consultant and staff compensation, and transportation. He concluded his comments noting that a detailed listing of the costs would be coming in a monthly report.

4. Project Status Reports

Richard Best and Senior Project Managers Vince Gonzales and Tom Gut provided updates on BEX V and BTA V active Major Projects.

The committee and staff discussed a challenge at the Asa Mercer Middle School Project and efforts to resolve the matter with the neighboring Veterans Administration hospital. Mr. Best requested additional conversation about this issue with committee members outside the meeting. Both Ms. Sadhwani and Mr. Duncan offered to be available for further discussion.

Ms. DuHamel suggested that staff develop a case study about geothermal wells at schools, with a view to how the information could support broader use on projects around Seattle.

5. Board Action Report (BAR) Review

Mr. Best and Senior Project Manager Tom Gut reviewed two final acceptance BARs with brief project overviews and lessons learned. The committee and staff discussed the challenges faced in each project and ways to avoid those problems on future projects.

6. Alki Elementary School Update

Mr. Best and Mr. Gonzales provided background on the project and the Hearing Examiner's ruling on the requested departures, with special attention to the parking departure. They described the timing and conditions of the two parking studies that were conducted. They presented an updated design showing the addition of 15 parking stalls and the corresponding impacts to the original design. They outlined the next steps for this project.

The committee and staff discussed the impacts to the project in terms of cost and schedule. Staff confirmed that they are in conversations about this parking departure with the City of Seattle, and not the Hearing Examiner, in accordance with established processes. Staff

confirmed concerns about this result becoming a precedent that could affect projects at similarly small sites. Mr. Best concluded the discussion by noting that he was scheduled to meet with Seattle Department of Construction and Inspections, following this meeting, and would open the topic of code updates to better fit school site requirements and constraints.

7. Meeting Re-cap (Janet Donelson)

Ms. Donelson announced that the American Institute of Architects Seattle would be recognizing Mr. Best as an honorary member at a celebratory event in January 2024.

8. Adjourn

Ms. Donelson adjourned the meeting at 10:28 AM.