



## **BEX /BTA Oversight Committee**

September 13, 2024, 2023, 8:30 – 10:30 AM

JSCEE Room 2750

### **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, Duncan Griffin, Luis Adan, Warren Johnson, Lavina Sadhwani, Steve Tatge, Michelle Moore, Sherry Edquid, Monty Anderson
  - ii. Committee members absent: Jennifer DuHamel
  - iii. Capital Projects Staff present: Richard Best, Becky Asencio, Vince Gonzales, Aliye Aliye, Mike Skutack, Tom Gut, Jen Lincoln
- c. The meeting agenda: Michelle Moore made a motion to approve the agenda. Warren Johnson seconded. The motion passed unanimously.

The committee agreed to reschedule the October meeting back to October 11, 2024, given that the meeting room was now available on that date.

#### **2. James D. MacConnell Award Finalist – James Baldwin Elementary School**

Mr. Best conveyed that the new James Baldwin Elementary School was selected as a finalist for the A4LE James D. MacConnell Award. He acknowledged the collaboration and leadership of Senior Project Manager Vince Gonzales and former principal Dr. Dedy Fauntleroy in shaping the design process. They shared with the committee some of the ways the process explored and answered the question, “What does equity look like in a physical structure?”. Mr. Best noted that the award will be presented on Saturday, October 19, 2024, at the A4LE LearningScapes Conference.

#### **3. Election of BEX-BTA Oversight Committee Chair and Vice Chair**

Janet Donelson led a discussion concerning term lengths for the roles of Committee Chair and Vice-Chair, as well as staggering the terms, identifying a succession path, and setting elections for the roles. Ms. Donelson committed to drafting the process description and inviting committee feedback to finalize it.

#### **4. BEX-BTA Oversight Committee Membership**

Ms. Donelson reminded the committee that a seat remained open. She conveyed that the committee's coordinator, Jen Lincoln, would have the invitation and application materials prepared in the next week for committee members to share with potential candidates. She noted that several members' terms would conclude in August, and Ms. Lincoln would share those details, as well.

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

Capital Projects Senior Business Analyst Aliye Aliye delivered the Budget Update. He reported on the BEX V Capital Levy through July 31, 2024. He conveyed that the budget was expected to be fully utilized and there were no surpluses or overages anticipated at this time. He confirmed that the program was in the black.

Duncan Griffin highlighted recent budget reductions in three projects. He inquired about what strategies were employed to achieve that and what lessons could be applied to future challenges. Mr. Best noted that escalation costs were a significant issue for projects in the BEX V levy program. He relayed that the experience was informing the development of the BEX VI Capital Levy.

Mr. Johnson asked about other sources of funding for the levy programs. Mr. Best highlighted the Inflation Reduction Act (IRA) and noted staff was working closely with Energy Tax Savers in the preparation of submittals to receive funding..

Mr. Aliye reported on the BTA V Capital Levy through July 31, 2024. He confirmed that this program is in the black. Mr. Best noted that the bulk of the expenditures in this program have been for technology.

Mr. Griffin requested that additional information about the Clean Energy Improvements included in this program be provided in a future meeting.

#### **6. Project Status Reports Update**

Mr. Best and Senior Project Managers Vince Gonzales, Mike Skutack, and Tom Gut updated the committee on active and recently completed projects. Their presentation included follow-up on issues that were shared at prior meetings.

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

Mr. Best reported that the Veterans Administration Hospital was not able to proceed at the same pace at the project schedule. Therefore, the work to move the hospital's fiberoptic cable line remained an active issue.

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

Mr. Gut reminded the committee that this was the first General Contractor/Construction Manager (GCCM) project for the Small Projects team. He shared the benefits the process

provided the project, such as early purchasing and multiple mock-ups of the work to be completed. He also described the benefits of the new windows in the landmarked building.

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

Mr. Gonzales updated the committee on the modifications which resolved the issues of the slab on metal deck. He confirmed that the corrected slab was tested and met the requirements of the structural engineer and the Seattle Department of Construction and Inspections (SDCI).

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

Mr. Skutack highlighted the benefits of engaging Building Envelope Technology and Research (BET&R) early in the work, which was effectively preventing problems from developing. He relayed that the project is 15 days behind schedule, due to the need to change the fire protection subcontractor.

### **7. Aki Kurose Middle School Design Update**

Project Management – Vince Gonzales – SPS; Brad Tong, Justine Kim and Kim Fong – SOJ;  
Project Architect – Amy Vanderhorst, Matthew Bissen – Intergus Architects;  
GC/CM Contractor – Pat McGlothlin, Chad Uphaus – Lydig Construction

Mr. Gonzales introduced the project team, which included staff from both Integrus Architects and SOJ. The team opened the presentation acknowledging the relationship between this project and the recently completed James Baldwin Elementary School in terms of purposefully constructing a building that would inspire students, support the school's diverse population, and advance racial equity. The team recognized the contributions of Dr. Dedy Fauntleroy, highlighting the framework of the Black Space Manifesto, which she brought to the team. Principal Caine Lowery shared legacy of the school's namesake, Aki Kurose, and its influence in the design process.

The team described the ongoing community engagement process. They highlighted the role of district and school-specific policies and values such as Policy 0030, Aki Kurose's Core 4, and the Black Space Manifesto. They noted the community's call to slow the engagement timeline to grant more opportunities for participation from a broader set of stakeholders. The team conveyed that they utilized a variety of activities and events such as student meetings, community cafes, and the all-school barbecue to meet the community where it is.

The team presented the technical side of the design process. They identified the district guidelines for the site such as the educational specifications and the site's original comprehensive plan. Principal Lowery connected these guidelines to the priority of centering students in the new design. The team described the design's incorporation of sustainability factors such as passive design, decarbonization, and a path to net zero. They presented a draft design and highlighted the use of courtyards, connections within the building, and adaptable learning spaces.

The committee probed on the role and flexibility of the educational specifications in the design. Mr. Tatge asked if the educational specifications allowed for the aspirations the community and design team had for the building. The team clarified that they worked with an enhanced set of specifications, specific to the school, which granted some flexibility. Mr. Adan inquired about the responsiveness of the educational specifications. Capital Projects staff described it as a baseline that also allowed for the specific culture and community partners of a given school. Ms. Sadhwani requested a discussion of the top five departures from the educational specifications at a future committee meeting.

Ms. Sadhwani asked how the graphic elements of the building will reflect the diverse cultures of the school community. The team confirmed that conversations on that topic were planned. Dr. Fauntleroy added that the James Baldwin design process included the art teacher and local artists who set the tone for the design features. She stated that a similar process was planned for Aki Kurose Middle School.

## **8. Adjourn**

Ms. Donelson adjourned the meeting at 10: 37 a.m.