



BEX /BTA Oversight Committee

October 11, 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, Jennifer DuHamel, Steve Tatge, Warren Johnson, Lavina Sadhwani, Luis Adan
 - ii. Committee members absent: Michelle Moore, Sherry Edquid, Monty Anderson
 - iii. Capital Projects Staff present: Richard Best, Mike Skutack, Vince Gonzales, Tom Gut, Melissa Coan, Becky Asencio, Jen Lincoln
- c. The meeting agenda: Duncan Griffin made a motion to approve the agenda. Steve Tatge seconded. The motion passed unanimously.
- d. The meeting minutes from September 13, 2024: Approval of the minutes was postponed until 8:36 a.m. when a quorum was reached. Warren Johnson made a motion to approve the minutes. Jennifer DuHamel seconded. The motion passed unanimously.

2. Election of BEX/BTA Oversight Committee Chair and Vice Chair

Ms. Donelson referred to a document in the meeting materials, which proposed a procedure and term lengths for the committee's chair and co-chair. The committee discussed the functions of each role. Ms. Donelson committed to revising the proposed procedure with definitions of the roles. Mr. Best committed to drafting a narrative of how the committee chair and he work together. The revised materials will be reviewed and discussed at the November 8, 2024, meeting.

3. BEX/BTA Oversight Committee Membership

Ms. Donelson referred to the open seat on the committee. She described the four candidates who had applied for that seat. She described the selection process that had been used in the past, which included the participation of the two Board Directors assigned to the committee. Since no directors are currently assigned to the committee, Ms. Donelson proposed that she, Mr. Griffin, and Mr. Best recommend a candidate for the committee to the School Board. The committee discussed the value of adding a member to the committee with a skillset the committee does not have now.

4. BEX-BTA Oversight Committee Monthly Topics

Ms. Donelson referred to the bottom of the meeting agenda where future meeting dates and topics were listed. She invited the committee to suggest additional topics for discussion. The following topics were proposed:

- Surety and Bonding
- Energy Code Compliance updates
- Portables and their removal
- Alternative uses for closed school buildings
- Climate Commitment Act and planned uses for those funds
- Results of the Concept Planning process
- Panel discussion regarding construction market and costs
- Assessments of two schools constructed with Mass Timber and corresponding insurance concerns
- Procurement methods including benefits, caveats, first and last costs, and corresponding statutory authority

5. Project Financial Update

Ms. Coan reported on the BEX V Capital Levy through August 31, 2024. She conveyed that this marked the end of the fiscal year and all direct costs had been posted but transfers were still coming in. She highlighted that while Lincoln High School Phase 2 was overbudget in this report, which was not a surprise and would be covered by contingency funds. Regarding revenue, Ms. Coan highlighted the majority of the expected Inflation Reduction Act (IRA) funds were earmarked for the Alki Elementary School project.

Mr. Griffin suggested applying a portion of the IRA funds to the establishment of a “Green Revolving Fund.” Mr. Tatge echoed the suggestion and posed that the fund could be used to address new code requirements and similar costs.

Ms. Coan reported on the BTA V Capital Levy through August 31, 2024. She noted that BTA V continues through 2028 and was being rolled out more slowly than the Major Projects of BEX V. She concluded her report by conveying that both BEX V and BTA V were in the black.

6. Reports Update

Mr. Best and Senior Project Managers Vince Gonzales, Mike Skutack, and Tom Gut updated the committee on BEX V projects that were under construction or in design.

Asa Mercer International Middle School Replacement Project

Mr. Gonzales confirmed that the moisture risk to the Cross-Laminated Timber (CLT) structure has passed, the roof is mostly on, and openings are covered by plywood. Mr. Best questioned Mr. Tatge about his experience with gypsum wallboard noting the District experiences moisture issues from high ambient relative humidity causing paint to peel from walls at locations where window opening are covered by plywood. Mr. Tatge noted that the University of Washington

also experiences similar issues and indicated that water-resistant wall board is an option. Mr. Gonzales clarified that solutions can be site-specific based on the orientation of the building and other elements on the site.

John Rogers Elementary School Replacement Project

Mr. Gonzales updated the committee on the issue of the Seattle Public Utilities (SPU) stormwater sandbox on the east side of the site. He reported that the project team is working with SPU to address the matter, including the corresponding legal and civil engineering issues. He highlighted the team's goal of mitigating the possibility of water overflow onto school surfaces in the future.

Rainier Beach High School Replacement Project

Mr. Skutack informed the committee of settlement concerns about the mat slab on a portion of the building. He reported that the project team was investigating the cause, at this time. He suggested a meeting limited to committee members might be helpful.

7. Well Resourced Schools Update/BEX VI Capital Levy Update

Ms. Asencio and Mr. Best updated the committee on Well Resourced Schools (WRS) and the upcoming levies for the school district.

Ms. Asencio reported that WRS was considering closures of five schools, down from the original 17-21 schools. She gave an overview of the timeline and next steps for the decisions about school closures. She reminded the committee that the WRS process and decisions continue to influence the planning of the BEX VI Levy.

Mr. Best provided an overview of the Educational Program and Operations (EP&O) levy. He conveyed that Seattle Public Schools (SPS) is funded by the state at approximately 60% of what the district requires. The EP&O levy is one of the ways that SPS closes the financial gap.

Ms. Asencio presented the three priorities of the BEX VI levy as security, energy and emission codes, and unreinforced masonry (URM) code. She outlined the process for identifying projects to propose for the levy and highlighted that the School Board can revise that list of projects. She described the process and tools that Capital Planning employs to assess the needs of district and noted that details from the WRS initiative were added to the BEX VI levy process later. She concluded the update with the next steps and timeline for the levy.

8. Adjourn

Ms. Donelson adjourned the meeting at 10:30 a.m.