



BEX /BTA Oversight Committee

November 8, 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, Michael Fink, Michelle Moore, Jenn DuHamel, Lavina Sadhwani, Sherry Edquid, Monty Anderson
 - ii. Committee members absent: Steve Tatge, Warren Johnson
 - iii. Capital Projects Staff present: Richard Best, Becky Asencio, Aliye Aliye, Vince Gonzales, Jen Lincoln
- c. The meeting agenda: Luis Adan made a motion to approve the agenda. Duncan Griffin seconded. The motion passed unanimously.
- d. The meeting minutes from October 11, 2024: Duncan Griffin made a motion to approve the minutes. Lavina Sadhwani seconded. The motion passed unanimously.

2. BEX/BTA Oversight Committee Charter – Chair and Vice Chair Provisions

Ms. Donelson referred to copies of the Committee Charge and draft role provisions in the meeting packet. She asked the committee to review the materials and consider incorporating the role provisions into the charge. She recommended completing the revision and adopting the new charge by the June 2025 meeting.

Mr. Griffin inquired about the participation of School Board directors and how the committee is connected to the Board during this time when there are not directors on the committee. Ms. Donelson clarified that, for now, the School Board receives two semi-annual reports of the committee's work. Mr. Best echoed the desire for Board director participation but noted that the Board president decides the assignment of directors.

3. BEX/BTA Oversight Committee Capital Audit Reviews

Mr. Best conveyed that Chief Operations Officer Fred Podesta suggested that Capital Projects audits come to the BEX/BTA Oversight Committee for review, because this committee possesses industry expertise. The committee discussed the importance of audits being submitted to the School Board and expressed concern about the time commitment required to

review audits. Ms. Donelson concluded that the committee, or a subset of it, could review recommendations pertaining to audit findings. She reiterated that she believed the final review must be presented to the Board.

4. Project Financial Update

Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V Capital Levy through September 30, 2024. He reminded the committee that the district's fiscal year concluded in September. He conveyed that the budget was expected to be fully utilized and there were no surpluses or overages anticipated at this time. He highlighted an intra-program budget transfer to the Lincoln High School Phase 2 project and referred to the Budget Transfer log where it was captured. He confirmed that while there were savings at the project level those funds were being reallocated to other projects to fill gaps. He concluded that revenue collection was as expected.

Ms. Donelson asked about the status of the Inflation Reduction Act (IRA) applications. Mr. Best reported that applications had been submitted for the Viewlands Elementary School, Kimball Elementary School and James Baldwin Academy projects. He noted that the District will receive \$7,970,441.00. He noted that he is exploring with Energy Tax Savers the impact of the recent elections to the IRA which is scheduled to expire in 2035.

Ms. Sadhwani inquired about the impacts of school closures on project contracts. Mr. Best clarified that the School Board's decision on closures was due in January 2025, therefore small projects have been put on hold and funds are fenced until the decision is announced. Mr. Griffin suggested that the committee have a high-level discussion about the district's finances and potential for multi-use school buildings.

Mr. Aliye reported on the BTA V Capital Levy through September 30, 2024. He relayed that the total budget is expected to be spent. He highlighted that the bulk of expenses were in technology and major preventative maintenance. He concluded that the program has positive cash flow.

5. Reports Update

Mr. Best and Senior Project Manager Vince Gonzales updated the committee on active projects noting status of design and construction activities for Major Projects throughout the district. Projects under construction are progressing on schedule, projects under design are progressing within budget with the exception of Sacajawea Elementary School which activities have been suspended until the District concludes its "Well Resourced Schools" conversation and a decision is made as to the way forward.

6. BEX/BTA Oversight Committee – RBHS Building Settlement

Mr. Best reported on a slab settlement issue at the Rainier Beach High School project. He requested a sub-group of the committee meet with him to review the matter and advise he, Mike Skutack and Paul Popovich. He relayed that the project is on a complex geotechnical site with liquefaction soils. The following committee members agreed to participate in the sub-

group: Janet Donelson, Duncan Griffin, Lavina Sadhwani, Luis Adan, Michael Fink and, tentatively, Steve Tatge.

7. Memorial Stadium Design Development Presentation

Brad Tong – Project Manager Shiels, Obletz, Johnsen (SOJ)

Lance Lopes – Project Director Memorial Stadium Redevelopment

Tom Proebstle – Principle, w/Generator Student

Adam Kriefall - Sellen Construction

Mr. Best introduced Brad Tong, who introduced the Memorial Stadium Redevelopment LLC (MSR) team. He referred to the collaboration of the parties who brought the project to life - Seattle Public Schools, City of Seattle and the Seattle Center, and One Roof Foundation.

Mr. Lopes presented an overview of the project goals and the team. He reported that private fundraising continues to meet the anticipated project budget. He highlighted the variety of groups that the design team engaged with including Seattle Public Schools (SPS) students, local veterans, and the region's Tribes.

Mr. Proebstle presented the status of the design development documents for the replacement of Memorial Stadium. He highlighted the design's emphasis on celebrating students and creating opportunities for education and new learning. He referred to the Canadian Pacific Kansas City (CPKC) stadium as a "precedent project" that inspired and informed the Memorial Stadium design development. Mr. Proebstle described the flexibility of the design in terms of safety measures. He also relayed the variety of sustainability measures that were integrated into the design.

Mr. Kriefall from Sellen Construction presented the construction schedule. He conveyed that labor agreements, including the Student Community Workforce Agreement (SCWA), were integrated into the hiring and monitoring processes. He concluded the presentation highlighting the project is scheduled to start on July 1, 2025, with completion scheduled for March 2027.

Mr. Griffin asked if the new stadium will be connected to the monorail. Mr. Lopes confirmed that work is in progress to reinvigorate the Seattle Center monorail station so that it is ADA accessible and more prominent to invite regular use by the public.

Ms. Sadhwani asked about the design team's use of wind, rain, and solar studies related to the roof design. Mr. Proebstle confirmed that studies continue and noted that the site is protected by the built structures and trees.

Ms. Edquid followed up on comments about the reuse of concrete on the construction site. Mr. Kriefall clarified the details of reuse of the concrete on-site.

Ms. Edquid asked if the new stadium would be used as an emergency management facility. Mr. Lopes clarified that details about the stadium's use will be outlined in the Operating

Agreement, which will include emergency usage. Jackie Kirn, from the City of Seattle's Office of Planning and Community Development, added that the Seattle Center is part of the city's emergency management plan.

Mr. Fink asked about the new stadium's operating partners. Mr. Lopes clarified that MSR will be the operating partner for the first five years, because SPS prefers not to adopt that function. He noted that MSR will perform the work without charge and that future management of the operations remains under development. Mr. Best added that the new stadium is not anticipated to generate income, but the goal is for it to be revenue neutral.

Ms. Sadhwani asked about construction market costs. Mr. Kriefall conveyed that materials prices have remained flat while labor costs continue to increase. He added that subcontractors have been more aggressive in their pricing making this a good purchasing opportunity.

Ms. Moore asked about the team's engagement with the neighboring community. Mr. Lopes confirmed that they hosted two open houses on the stadium's campus. He conveyed that the neighbors were supportive because the project was reusing the existing site and capacity was being reduced from 13,000 to 8,000 spectators.

8. Adjourn

Mr. Griffin adjourned the meeting at 10:30 a.m.