

## **BCOC Meeting Minutes**

**Date: March 10, 2020, 5:30pm**

**Location: Edmunds Middle School, Library/Maker Space**

### **Committee Members**

Present: Peter Bahrenburg, Jordan Redell, Kate Stein, Marty Spaulding, Tom Peterson, Erik Hoekstra, Keith Pillsbury, Nathan Lavery, Noel Green, Clare Wool, David Boehm (phone)

Absent:

**Others in attendance:** Natty Jamison, members of the public: Amy Mellencamp, Mark Barlow, Peter Young

### **Meeting Commenced at 5:35pm**

#### **Introductions:**

Tom Peterson (TP) began the meeting, introducing the committee members and welcomed the members of the public in attendance. **TP:** this is really a continuation and discussion of our previous meeting, where we discussed the various pathways to hitting the \$70m target. Today we will try to come to a recommendation to give to the school board at their meeting tomorrow.

#### **Review of Cost Saving Options: HVAC**

Peter Bahrenburg (PB) asked if we can review each option, saying: in my mind the HVAC should be kept in the project, especially because we can't retrofit it in at a later date. **TP:** That is right. The proposed alternative system would have limited cooling - one advantage of which is lower operating costs. The savings of this alternative is about \$2.6m, which doesn't include general conditions costs. **Erik Hoekstra (EH):** Shouldn't those costs be reflected in the savings too? Why are the savings presented this way? **Marty Spaulding (MS):** That is how Whiting-Turner (WT) structured it. Costs of work are fixed costs but General Conditions and contingencies are percentages linked to those costs so we have to show them separately. **TP:** with all of the saving options factored in, we are at \$68m, and would like to maintain that \$2m buffer. Adding the full cooling system back in would bring us about \$1m over budget. **MS:** to clarify, it is the addition of a whole separate system of piping etc. not simply a rooftop chiller or something like that.

**Jordan Redell (JR):** do other district schools have colling? **MS:** several have geothermal heating and cooling. **JR:** is there a notable difference in learning outcomes? **MS:** we don't have that data. **JR:** have you explored cooling certain limited areas? **MS:** yes, this alternate (cost saving) system cools admin spaces and the auditorium. **EH:** Is a design-build approach to the mechanical possible? **MS:** we discussed that at earlier stages. It would be difficult to move to that now, with our existing contracts. We felt that contractors would be very wary of making that kind of commitment.

#### **Impact on Learning Outcomes / Working Environment:**

**JR:** asked **Noel Green (NG)**, how do you think having AC or not will impact students and teachers? **NG:** The heat at BHS as it is now has an impact on the learning environment. Opening the windows can be distracting, and often does not make it any cooler. Kids being uncomfortable definitely leads to more distractions, water break requests etc. **JR:** in your opinion, would it be worth the \$3m to keep it in the project? **NG:** just as we heat in winter, I believe we should cool in the summer. We also are planning on adding more summer school

and programming, and that should be factored into the decision. **JR:** considering global warming, the problem will likely only get worse over the next 10 years and beyond.

**At this point Nathan Lavery jumped in, stating that we should see if committee members feel strongly about other line items, before getting too in depth on the AC.**

### **Review of Cost Saving Options: Interior Finishes**

**TP:** another decision that needs to be made now is the CMU (cinderblock) walls vs GWB (drywall) walls. Similar to Quartz tile vs vct in terms of durability/operating costs vs initial costs.

**MS:** and as summer programming increases, it is becoming hard to find the time to strip and wax vct tile every summer. **Kate Stein (KS):** what are the acoustic differences between CMU and GWB walls? It is an accessibility issue. **MS:** acoustic isolation is superior in CMU walls. You can apply sound treatment to GWB walls, but what is currently proposed does not include that.

**NL:** it sounds like what needs a decision right now are the walls and the HVAC.

### **Path ahead:**

**JR:** if the committee reaches a recommendation that is over the bond amount, what is the plan from there? **CW:** we will take our recommendation to the school board and to the board of finance. Our responsibilities on this committee is to recommend what we feel is the best course of action. **JR:** It's hard for me to not pursue the cost savings, knowing there isn't a plan to address the budget gap. If the school board said, this is how we would address overages, i'd feel better. I think we can't recommend anything above budget.

**CW:** we agreed to debt policy with the city. We have now identified the path to \$68m. We would have to talk about a capital campaign and what that would look like.

**NL:** we have a \$70m limit on borrowing, not on what we can spend. The question is where would we get money without borrowing more? Some of the long term capital plan money that we already have? These funds were set aside to address critical failures (1.7m?), some of which this project addresses. There are some potential sources.

### **Other Cost Saving Measures:**

**TP:** CHPS is another area we considered for savings. Given the fairly low cost of the CHPS consultant, we plan to continue to pursue it. The construction costs of CHPS compliance is far harder to calculate, and something we will have to decide about later.

**TP:** Removing the bike canopy was another fairly easy cost saving measure, particularly because it can be installed at a later date. The student parking lot definitely needs to be re-engineered, and is a project that can be completed out of other capital funds. The existing gym floor is another improvement that can be deferred to a later date, and has at least a few more years of life in it. The bleachers on the other hand, need to be replaced now. They will be replaced possibly this summer, out of operating costs or other capital funds. The furniture budget had ballooned to over \$700k and has now been cut back to about \$360k. Another potential cut would be moving from the Flotex carpet tiles (like in this Edmunds library) to traditional carpet tiles. **MS:** flotex is much easier to clean. **TP:** this can be left in as an add alternate. **TP went on to reiterate changes to galleria design, detailed in previous minutes / presentation. Other members of the committee reiterated their desire to see AC remain in the project.**

### **Timeline:**

**TP:** Decisions have to be made, and quickly. We would like to start Design Development (DD) next month. **JR:** does the district think they could think of ways to pay for the overages within the next month? **NL:** I can't promise that. But, if it is a relatively modest amount, \$1.5m for example, we can probably bridge that gap.

**Third Party Estimate:**

**TP:** As many of you know, this estimate is a bit 'soft' because it is in the Schematic Design phase. We have hired a third party estimator to cross check our numbers, and reconciling that estimate with WT's estimate will take place this Wednesday. **David Boehm (DB):** after that, we may find ourselves in better or worse shape. There has been some great discussion about priorities tonight. **TP:** one additional thing about cost and timeline: our contractor / consultants are telling us they are seeing roughly a 5% increase in cost for each year a project is delayed. So, if we spend a year fundraising \$3.5 (for example), the cost of delay could exceed the additional funds from the fundraising. **DB:** We should not delay, and move to DD as soon as possible.

**Public Comment:**

**Mark:** I think cooling is absolutely essential. Anyone who was on the pre-bond tours knows how hot it was, and that it would be hard to concentrate on learning. We are delaying work on F building - how will we pay for that later? Weren't there already some improvements to F? What is the deadline for the decision on the auxiliary gym?

**TP:** to your question about the gym, the most efficient course is to design it all now so everything is ready when you go to build it later. If you include it in the bid packet as an alternate, you also get very accurate pricing.

**MS:** to your question about F improvement - there are Perkins grants for specific programming. The infrastructure is all the same age as the rest of the facility.

**Amy:** I am also very supportive of keeping in the cooling. I hope flexible walls and spaces are being kept in the project. The transition from D to F is very awkward, I hope that little lift is gone. There was also a lot of money that was set aside over the years for capital improvements, but then moved to other schools. We are owed that money at BHS.

**Peter Young:** I also agree about cooling, especially if there is a move to year round use. My question: do we really have to pay the city over \$1m for permits?? That seems like the city putting unnecessary strain on the school district. I'd rather see that money go to the project.

**JR:** Can someone put together a list of City related expenses for me to review and see if there is any flexibility?

**TP:** The project team can pull that information together.

**Meeting Concluded at 7pm**

Meeting Concluded at 6:51PM  
Next meeting: 3/19/2020