

## **BOARD MEETING MINUTES**

March 18, 2019

### **Call to Order**

The Study Session of the Shoreline Board of Directors was called to order at 5:30 p.m. in the Darlene Sherrick Room (D105) at the Shoreline Center by President Mike Jacobs on March 18, 2019.

### **Roll Call**

Present: Mike Jacobs, President; David Wilson, Vice President; Heather Fralick, Member; Dick Nicholson, Member; and Dick Potter, Member.

Absent: Soumya Keefe, Shorecrest Student Representative and Saagar Mehta, Shorewood Student Representative.

### **Einstein Constructability Review**

*Presenters:*

*Rebecca Baibak and Sara Wilder, Integrus Architects*

*Dave Johnson and Brent Anderson, Hoffman Construction*

*Dan Stevens, Manager of Capital Projects*

*Michael Romero, Einstein Project Manager*

*Marla Miller, Deputy Superintendent*

Ms. Miller reminded the Board of the District's decision and the Board's approval in 2017 to use the General Contractor/Construction Manager (GC/CM) method for contracting and managing school construction projects. The advantage of this contracting method is that the contractor is on board early in the process to weigh in on the constructability of our design, suggest both time and cost saving measures, help with phasing/sequencing of work to make the best use of subs and attract subs for our projects.

The constructability report that was shared with the Board reflects the dialogue between the contractor reviewing the design and the architects responding to questions. Brent Anderson explained the process of how the dialogue between the teams works. In addition to being a good way for the architects and contractors to communicate about specific details, it is necessary to demonstrate to OSPI that this dialogue has been approved by the Board. A resolution for adoption will be presented to the Board at the next meeting.

Mr. Potter asked if there was a checklist in order to monitor items that are in progress or that have been completed so that nothing gets overlooked. Ms. Baibak responded that they treat it as a "To Do List". As the specific items get picked up, they are yellowed out on the master copy in the office. They have found that using a hard copy rather than the software in the system works very well.

Mr. Romero stated that part of the dual design of the two middle schools has been that they are talking about systems from the very beginning between the two schools together. They have been using the expertise of the contractor, architects, and engineers as they move forward and the same holds true for the commissioning agent, who is very thorough and formerly worked on nuclear submarines. It is anticipated that the commissioning process will be more streamlined than it was in the past because the team has done everything they can to address issues as they come up.

Ms. Miller reported that the District reached an agreement with the City of Shoreline (temporary construction easement) for the use of Hillwood Park to stage and store materials. With Einstein being such a restricted site, without this agreement, there would have been additional time and costs associated with this project. Staff is working on obtaining the required permits.

Visible changes will start to occur on March 25. Trailers are already in place but at that time equipment will be mobilized. The most significant change will be that the contractor will be occupying the bus loading zone on the north end of the site in the mornings and buses will be dropping off students from the street (permission obtained from the City). For the afternoon pick-up, the contractor will vacate that space and buses will flow through as normal.

Ms. Miller reported that the northern part of the building would be completed first; the gymnasium and music rooms are scheduled to open during winter break of 2019-2020 (possibly earlier for the gymnasium). Principal Nyla Fritz, music and P.E. teachers are working on a plan for starting school in the fall without the use of the gym and music rooms. Integrus and Hoffman are assisting in finding spaces in the remaining buildings to accommodate those classes.

Curtis Campbell worked with the City of Shoreline in preparing a press release regarding the use of Hillwood Park. An updated design of the school as well as traffic control plans were shared with Einstein neighbors at a community meeting that took place the previous week.

Ms. Fralick asked if there was a communication plan in place for the modified bus drop-off that would begin on March 25. Ms. Miller responded that in addition to what was shared at the community meeting, Ms. Fritz had been communicating with the school community about school buses. However, a broader message and large orange signs would certainly be a good idea that could be implemented right away. Ms. Miller added that she doesn't believe the street, at any point, is going to be entirely shut down but there will be times when traffic is restricted. Ms. Fralick also asked if there would be any police present at any time during this construction. Mr. Romero responded that they are looking into the possibility and shared that the presence of a police car tends to have a calming influence.

Ms. Miller announced that there would be a capital projects budget and project update at the regular meeting later that evening but she wanted to apprise the Board that preliminary estimates are indicating that the costs of Kellogg might be higher than Einstein because of the amount of civil work that needs to be done to make the whole site functional for the project. This was true of the two high schools as well, where more work was required at one site over the other.

President Jacobs asked if there was anything significant that was caught during the constructability review process. Mr. Romero shared that he was appreciative of the amount of early coordinating of efforts and reviews that took place prior to the exterior design work, e.g. waterproofing, roofing, systems, etc. Important decisions were made up front that prevented the team from having to move backwards and make numerous corrections or revisions.

For future reference, Ms. Fralick stated that it would be nice to include some instructions on how to read and understand the report. The team appreciated the feedback and noted that the software works very well on an iPad but unfortunately doesn't work as well when exporting to a report.

President Jacobs asked if we were doing anything yet with color schemes and branding, etc. Ms. Miller stated that it hadn't changed much since the first design that was shared with the Board but that they could certainly share the latest iteration.

Mr. Potter asked what type of roofing was being used. Ms. Baibak responded that the base bid is currently TPO roofing and there is an alternate for a PVC option. Mr. Potter also asked what decisions were made for the designs on the restrooms. Ms. Baibak shared the following information:

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- Athletic restrooms – male and female with two ways in and out, which also allows them to be zoned for after hours use – feedback was received about the amount of anxiety and concern for safety associated with large restrooms with only one way in and out; there are also single occupant restrooms for anyone to use in that area
- Cafeteria/Commons – single occupant restrooms that are in clear sight of whomever is managing the lunch period
- Library – single occupant restrooms nearby; can also be available for community after hours
- Classroom areas – male and female restrooms stacked in hallway corners that don't have as many toilets and only one way in and out; single occupant restrooms also available
- All urinals eliminated; toilets only – this will also be the standard at the new Parkwood (some discussion from board members ensued on this topic)

All of the above refers to how the building (Einstein) will open but signage could easily be modified at a future date if needed. Mr. Wilson asked if the plumbing could be such that if the lack of urinals becomes an issue, they could be installed. Ms. Baibak responded that they could certainly do some research on that topic and speak with the engineers. Ms. Miller stated that fixtures have not yet been purchased.

Ms. Miller concluded by saying that she would bring back the most current plans and designs for the Board's review.

Adjournment: 6:07 p.m.

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Mike Jacobs, School Board President

Attest: April 1, 2019

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Rebecca L. Miner, Secretary to Board of Directors