

May 8, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent

**Subject: Monthly Capital Projects Update**

**Program Summary**

Design, planning, and coordination work for summer projects is ongoing or wrapping up on several of the capital projects scheduled for summer. Site visits and construction work have begun again under the guidance of Governor Inslee's Phase I Construction Restart Requirements. Some contractors have expressed concern that the supply chain could be impacted by COVID-19 factory shutdowns. However, these concerns seem to be limited to a small portion of the overall construction supply chain and many projects are progressing on-time or ahead of schedule.

- a. Program schedule: No major schedule changes have occurred, beyond the updates provided on 3/11/2020. Some projects have begun slightly earlier than expected, due to the availability of empty facilities caused by COVID-19. A few projects are going to be completed after summer in the Fall/Winter, because design studies provided additional information on necessary improvements or upgrades.
- b. Program costs and change orders: There have been no material changes to program costs since the 3/11/2020 update.
- c. Legal: Our attorneys at Perkins Coie have provided suggestions for moving forward with the capital program under the guidance provided in Governor Inslee's Phase I Construction Restart Requirements.
- d. Workload: Project managers are all working on design, planning, and bidding for upcoming projects, with priority assigned to summer 2020 projects. Some projects are starting as soon as May of 2020 (e.g. Talley HVAC Controls, KEC HVAC Controls, KEC Boiler/Piping, KEC Roof Improvements, Chelan Properties Demolition, Talbot Hill Roof Improvements, etc.). For those projects we have finalized contracts and have contractors starting to mobilize on site. While other projects are still finalizing design. Summer construction is still planned based upon tentatively approved schedules (e.g.

LHS – Gym Floor, playground upgrades at multiple sites, exterior lighting upgrades at multiple sites, finish upgrades at multiple sites, etc.). For those projects we are having video conferences and site reviews with social distancing to review the designs and make corrections where required. We continue to carefully monitor the impacts of the pandemic response and will adjust schedules where required.

- e. Communications: We continue to work on improvements to the Capital Projects webpage. The page is intended to provide summary level information in an attractive format and showcase high visibility projects for the public. Additionally, we look forward to working with the Citizen’s Bond Oversight Committee (CBOC).


### **Project Updates**

- a. Elementary School #16 – Budget \$60M: New Elementary school (#16) for approximately 600 students to be constructed on approximately 11 acres of property along the east side Duvall Ave NE, surrounded by 10<sup>th</sup> Street NE and 12<sup>th</sup> Street NE. Opened bid to demolish the existing structures in March. That work was scheduled to occur mid-April through May, but has been pushed back to mid-May through mid-June due to COVID-19 slowdowns. Hutteball + Oremus was selected as the architect for the new elementary school design. We are continuing to finalize the land exchange documents with the adjacent church property. Land use planning and wetland mitigation work is currently underway. School to open fall of 2023.
- b. Talley HS Electrical Repairs – Budget \$TBD (Insurance Claim): Replace electrical feeders and perform additional testing of interior panels and electrical circuits. Testing has begun on the school’s electrical systems to verify overall integrity. Outages required to perform testing are being scheduled with Seattle City Light. Once testing has been completed, the electrical engineering team will develop contract documents. Bidding and construction work to occur during the summer of 2020.
- c. HS Science Classrooms – Budget \$35M: Hutteball + Oremus Architects has been hired to prepare an inventory of existing science spaces within the district, and a programming document for the upcoming science classroom upgrades. The capital projects team is collaborating with RSD staff on the future of high school science within the Renton School District. The larger project is focused on renovation of existing spaces and construction of new science classrooms to prepare students for a future where science is a part of everyday life. Primary focus in the planning phase will be to build equitable learning spaces at each of the three high schools. Work will be ongoing throughout the 2019 bond program at all high schools and is expected to be complete by 2023.

- d. District Wide Security Cameras – Budget \$5M: Install security cameras at all schools and administrative buildings district wide. Work is ongoing during the school shutdown. There is an installation crew finishing the work at Dimmitt MS. A second installation crew is installing conduit at Nelsen Middle school in preparation for the camera installation team. A third installation crew is finalizing installation at the elementary schools in the Highlands and Newcastle areas of the school district. The system will be fully operational before next school year. Training with school administrators and security staff is ongoing.
- e. Talbot Hill Elementary Roof – Budget \$1.7M: Replace building and play structure roof. Existing shingle roof at the school building is currently being removed and will be replaced with a more durable metal roof during May and June of 2020. The play structure roof will also be removed and replaced with a new singly-ply membrane.
- f. Stadium Field and Track Repairs – Budget \$3M: The artificial turf will be replaced including an eco-friendly infill material. The “e-layer” beneath the turf will be tested for safety and permeability and assure that it meets current code and safety requirements. The track surface will be replaced, including any necessary subgrade repairs. Field event areas will be resurfaced. The takeoff boards, pole vault box, and soccer goal anchors will be replaced. Contractor mobilization has moved up from June 7th to May 18<sup>th</sup>, due to cancellation of all stadium events. Work to be completed in late July of 2020.
- g. KEC Roof – Budget \$1,075,000: A new fluid applied membrane roof will be added to the building and the existing metal mansard roof edges will be replaced. Work began May 4<sup>th</sup> and is scheduled to be complete in late June of 2020.
- h. Family First Community Center (not a bond project). Working in partnership with the Family First Foundation and the City of Renton, a new community center will be built on the south portion of the Cascade Elementary School site. The facility will provide sports and exercise spaces, learning spaces, short-term childcare, and healthcare services for the community. Construction was scheduled to start in June, but may be delayed due to COVID-19 impacts. Parking lot modifications that will affect Cascade will now likely be completed at the end of the project in 2021 summer. Construction will continue through the 20/21 school year with the community center to be open to the public in the fall of 2021. Additional schedule delays due to COVID-19 are a concern.

Please contact me with additional questions or concerns. I may be reached at 425-204-4475.

Very Respectfully,



Matt Feldmeyer, Architect  
Executive Director – Capital Planning & Construction