



CAPITAL PLANNING AND CONSTRUCTION

April 2, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent

Subject: Monthly Capital Projects Update

Program Summary.

Most design, planning and coordination work for upcoming summer projects continues at remote locations during the Governor's Stay Home, Stay Safe order. Non-essential activities which require site visits are on hold during this two-week period. Two projects are considered emergency essential and continue during the closure: repairs to Talley HS electrical systems and security camera upgrades (project updates follow below). Some contractors have expressed concern that the supply chain could be impacted by Covid-19 factory shutdowns.

- a. Program schedule. No changes to the updates provided in my last update 3/11/2020. However, we remain attuned to the present situation and are prepared to adjust project schedules as required to respond to any delays.
- b. Program costs and change orders. There have been no material changes to program costs since my last update 3/11/2020.
- c. Legal. Our attorneys at Perkins Coie advise that no new starts, to include site walk through, bid advertising, or bid openings should be scheduled during the period of the Stay Home, Stay Safe order.
- d. Workload. Project managers are all working on design and planning for upcoming projects, with priority assigned to upcoming summer 2020 projects. Some are ready to begin as soon as the Stay Home, Stay Safe order is lifted (e.g. Talley HVAC Controls, KEC HVAC Controls, KEC Boiler/Piping, Chelan Properties Demolition, etc.). For those projects we are preparing contracts and having them reviewed, in preparation of signing them as soon as we can. Other projects are finalizing design. Summer construction is still planned based upon tentatively approved schedules (e.g. Talbot Hill roof, KEC Roof, LHS – Gym Floor, playground upgrades, etc.). For those projects we are having video conferences to review the designs and make corrections where required. We are carefully monitoring the impacts of the pandemic response and will adjust schedules where required.

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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) as it conducts its first meeting on April 29, 2020.

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 Duval Ave NE, surrounded by 10th Street NE and 12th Street NE. Opened bid to demolish the existing structures in March, Work scheduled to occur mid-April through May. Selected Hutteball + Oremus as the architect for this project. Working on land exchange with church adjacent to school property. Land use planning and wetland mitigation work is currently underway. School to open fall of 2023.

b. Talley HS Electrical Repairs [Essential Project]. Budget: \$TBD (Insurance Claim). Replace electrical feeders and perform additional testing of interior panels and electrical circuits. Additional testing may result in additional repair work. Moving forward with hiring electrical consultant to develop contract documents. Researching additional testing requirements. Work to occur summer 2020.

c. HS Science Classrooms – Budget: \$35M. Preparing for staff collaboration to establish the scope of work at Hazen, Lindbergh and Renton HS. Work will include renovation of existing spaces and construction of new spaces. Primary focus in the planning phase will be to build equitable learning spaces at each of the three high schools. Work expected to be completed by 2023.

d. District Wide Security Camera's [Essential Project]. Budget \$5M. Install security cameras at all schools and administrative buildings district wide. Work is accelerating work during school shutdown. There is one installation crew working at Dimmitt MS. A second installation crew is installing cameras at Honey Dew Elementary. A third installation crew will begin installing conduit at Renton HS in April. The system to be fully operational before next school year. Training with school administrators and security staff are ongoing.

e. Talbot Hill Elementary Roof – Budget: \$1.7M. Replace building and play structure roof. Play structure roof to be replaced in April (assuming no COVID – 19 impacts). Existing shingle roof at the school building to be replaced with a more durable metal roof during the summer 2020.

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 repaired as needed to meet current code and safety requirements. The track surface will be replaced, including any necessary subgrade repairs. Field event areas will also be resurfaced, and takeoff boards, pole vault box, and soccer goal anchors will be replaced. Contractor mobilizing on June 7th and work to begin on June 8th. Work to be completed early August 2020.

g. KEC Roof – Budget: \$1,075,000. A new membrane roof will be added to the building and the existing metal mansard roof edges will be replaced. Work to occur during the summer and fall 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 end 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 is scheduled to start in June, with all parking lot modifications that will affect Cascade to be completed by the 20/21 school year. Construction will continue through the 20/21 school year with the community center to be open to the public in the summer of 2021. Potential delays due to COVID-19 are a concern.

Please let me know if you have additional questions or concerns. I may be reached at 425-204-4407.

Very Respectfully,

Brantley Bain, P.E.
Executive Director of Capital Planning and Projects