



# CAPITAL PLANNING AND CONSTRUCTION

June 5, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Projects Update**

**Program Summary**

Bidding is ongoing and construction is beginning for many of the summer 2020 capital projects. Procedures for bid openings, site visits, and construction staff have been modified to accommodate COVID-19 work requirements and social distancing. However, the 2019 bond program has been able to move forward with minimal modification to the project schedule.

- a. Program schedule: Projects continue to move forward as scheduled with minor modifications as required to accommodate longer lead times on building materials as well as extended timeframes for construction permit approvals.
- b. Program costs and change orders: As design teams complete their work and prepare for upcoming construction, some projects are identified as needing additional scope beyond the original project estimate. To assure a quality installation and a complete capital improvement is made, project managers create reports for these added needs and submit them to the budget office for approval. Five projects have requested and received additional funding from our bond contingency to assure the projects are including all necessary scope to provide a best value for the district moving forward.
- 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. We are proceeding with these suggestions for all capital project tasks.
- d. Workload: The capital project management team are moving forward with construction on 27 total projects for summer of 2020. Construction sites are active throughout the district as of the beginning of June. Current active construction sites include Talley HS HVAC Controls, KEC Admin HVAC Controls, KEC Roof Improvements, Chelan Properties Demolition, Talbot Hill Roof Improvements, New playground structures at seven elementary schools, and several others. Project managers are all working on design,

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planning, and bidding for upcoming projects, some of which will become active construction sites in late summer of 2020 and others that will begin construction during 2021 and beyond.

- 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 west side Duvall Ave NE, surrounded by 10<sup>th</sup> Street NE and 12<sup>th</sup> Street NE. Demolition of existing structures is beginning in June of 2020. This is a slight delay from the original schedule caused by COVID-19 issues. 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. The new school is planned to open to students in the 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 \$5.25M: Install security cameras at all schools and administrative buildings district wide. Work is ongoing during the school shutdown. There are installation crews working at Renton HS, Nelsen MS, and McKnight MS.

Hazelwood ES installation is now complete. The district-wide 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: Work is ongoing to replace the roof for the school building and the play structure. The existing shingle roof at the school building has been completely removed and the new metal roof materials are now being installed. The play structure roof is also being removed and replaced with a new singly-ply membrane.
- f. Stadium Field and Track Repairs – Budget \$3M: All existing turf and track material has been removed and is being disposed of off-site. Both the e-layer under the turf, and the asphaltic track base were revealed to be in good condition, requiring minimal additional repair as part of the project. The long jump/triple jump runways will require additional repair work to bring them up to acceptable standards. New turf material is scheduled to be delivered June 2<sup>nd</sup>. The project will be completed ahead of the original contract completion date of August 20<sup>th</sup>.
- g. KEC Roof – Budget \$1,075,000: The new fluid applied roof membrane roof has been added to the Administration Building and the existing metal mansard roof is currently being replaced. Work began May 4<sup>th</sup> and is scheduled to be complete in late June of 2020, weather pending.
- h. Family First Community Center (not a 2019 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