



# CAPITAL PLANNING AND CONSTRUCTION

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July 10, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Projects Update**

**Program Summary**

A few bids are still being opened for projects that will be built in July and August. Construction is ongoing for the projects that were able to start in April and May. Procedures for bid openings, site visits, and construction staff are continuously adapting to accommodate COVID-19 work requirements and social distancing. Thanks to our talented project management team, the 2019 bond program continues to move forward with minimal modification to the project schedule, despite barriers that have arisen due to COVID-19.

- 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. A few smaller projects are being considered for winter break of 2020, rather than being completed in summer of 2020.
- 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 Business Services office for approval. Eight 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. There are also several projects that are currently under construction and appear that they will be finished under-budget.
- c. Legal: Our attorneys at Perkins Coie have provided suggestions for moving forward with the capital program under the guidance provided by State of Washington COVID-19 construction requirements. We are proceeding with these suggestions for all capital project tasks.

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- d. **Workload:** The capital project management team are moving forward with construction on the 27 original projects for summer of 2020, as well as four additional projects that will be completed before the end of the 2020 calendar year. Current active construction sites include Dimmitt MS HVAC upgrades, 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. Bids have been received for additional projects at Benson Hill Elementary, Renton High School, and Tiffany Park Elementary.
- 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 have prepared information packages and had two presentations involving 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 a slightly more than 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 ongoing through July 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. They have recently completed the programming workshops, which will provide necessary data for the education specification of the school. Land use planning and wetland mitigation work is currently underway and will continue into 2021. 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 concluded on the school’s electrical systems to verify overall integrity. Outages required to perform construction work are being scheduled with Seattle City Light. Bidding is complete for electrical repairs and construction work will occur during July and August.
- c. **HS Science Classrooms – Budget \$35M:** Hutteball + Oremus Architects is currently working on an inventory of existing science spaces within the district, and a programming document for the upcoming science classroom upgrades. This effort will be complete during the summer of 2020. 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. 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. There are installation crews working at Renton Academy and Lindbergh HS. Hazen HS is the next school after Lindbergh HS is 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 new metal roof installation is almost finished, with a few details left to complete. The play structure roof has been replaced with a new singly-ply membrane.
- f. Stadium Field and Track Repairs – Budget \$3M: Minor repairs to the field e-layer and track base have been completed. Track surfacing material is currently being installed and is expected to be complete by July 24<sup>th</sup>. A few material delays have slowed progress at the site, but the turf installation is now expected to begin on July 15<sup>th</sup>. The project is still expected to be completed no later than the original date of August 20<sup>th</sup>.
- g. KEC Roof – Budget \$1,075,000: All roof construction work is complete. Paint of the existing mechanical penthouses and punchlist items remain. Unexpected weather caused minor schedule delays, but the overall project will be completed within the original schedule parameters.
- 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 has been delayed due to COVID-19 impacts. Parking lot modifications that will affect Cascade will now 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