



# CAPITAL PLANNING AND CONSTRUCTION

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August 7, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Program Update**

## **Program Summary**

All summer 2020 capital projects are underway, and many are wrapping up. We are currently strategizing to determine if additional projects can be completed during the fall, while schools are empty due to the COVID-19 restrictions. Procedures for site visits and construction work continue to be modified in accordance with COVID-19 requirements. Our Capital Planning & Construction team is working diligently towards finalizing a large list of summer projects, while planning for 2020 fall and 2021 summer projects.

- a. Program schedule: Overall projects are wrapping up close to the original scheduled completion dates for the summer of 2020. We are currently reviewing projects that were planned during the breaks of the 20/21 school year and 2021 summer, to see if we can complete them during the fall of 2021. This process is being done cautiously, due to concerns of longer lead times on building materials as well as extended timeframes for construction permit approvals caused by COVID-19.
- 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. Ten projects have requested additional funds equaling approximately 2.4% of the overall 2019 bond contingency. We expect these funds to be fully returned to the bond contingency as other projects that are currently under construction finish under budget.
- c. Legal: Our attorneys at Perkins Coie have provided us with advice on how to proceed with our capital program during the COVID-19 pandemic. We continue to work with our contractors and consultants, while utilizing these suggestions for all capital project tasks.

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- d. Workload: The Capital Planning and Construction team are working on completing the 27 original projects scheduled for summer of 2020. We are also evaluating additional projects that can be completed before the end of the 2020 calendar year, while schools are empty during the COVID-19 pandemic. Projects are wrapping up at Renton HS, Hazen HS, Dimmitt MS, Talley HS, KEC Admin, Chelan Properties, Talbot Hill ES, Benson Hill ES, Tiffany Park ES, and several other locations.
- 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 shared information on progress with the Citizen’s Bond Oversight Committee (CBOC). We are also preparing an end of summer summary report and presentation for the School Board.

### **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 wrapping up with a few more trips planned for disposal of demolition materials. This is a slight delay from the original schedule caused by COVID-19 issues. Hutteball + Oremus is working on schematic designs for the site plan. Land use planning and wetland mitigation work is currently underway and will continue into 2021. The project was just approved by the WA State CPARB – Project Review Committee to utilize GC/CM for the new construction of the school. We are currently working through the selection process to choose our GC/CM partner. 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. Construction work is complete, and we are currently awaiting Seattle City Light’s re-energization of the building.
- 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. Installation crews are working at Lindbergh HS

currently. Hazen HS, KEC Admin, Warehouse, and FOMC are next after Lindbergh HS is complete. The district-wide system will be fully operational at all schools by fall of 2020. Training with school administrators and security staff is ongoing.

- e. Talbot Hill Elementary Roof – Budget \$1.7M: Work is wrapping up for the replacement of the roof for the school building and the play structure. The new metal roof installation is finished. Gutters and downspouts are being installed currently.
- f. Stadium Field and Track Repairs – Budget \$3M: Rubberized track base mat has been installed and both layers of the track surfacing material are in place. Turf installation began on August 4<sup>th</sup>, due to material delays, but the project is still expected to be complete before the end of August.
- g. KEC Roof – Budget \$1,075,000: All roof construction work is complete. Paint of the existing mechanical penthouses will be scheduled soon. Due to the proximity of the penthouse paint work to fresh air louvers, this work has to be scheduled as weekend work.
- 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 of 2020, but has been delayed due to COVID-19 impacts. We are still working with our partners at the City of Renton to determine next steps, based on the current delays.

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