



# CAPITAL PLANNING AND CONSTRUCTION

September 11, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Program Update**

## **Program Summary**

Most summer projects have moved from active construction into substantial completion or punch list. There are a few projects (updated playground equipment and carpet updates) that were delayed due to COVID-19 material and labor shortages and are still wrapping up as the school year begins. We have identified a few interior finish and infrastructure projects that we will start to work on earlier than originally expected because the schools are mostly 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 also working on designs for fall of 2020 and 2021 projects.

- a. Program schedule: Overall projects are wrapping up close to the original scheduled completion dates for the summer of 2020. We have decided to move forward with a few projects that were planned during the breaks of the 20/21 school year, and are working with design teams to complete them while the schools are minimally occupied. This process is being done cautiously due to the need to respect teaching staffs' ability to use their space, concerns of longer lead times on building materials, and 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. As of September 1<sup>st</sup>, 2020, twelve projects have required additional funds equaling approximately 2.4% of the overall 2019 bond contingency. However, multiple 2020 summer projects are wrapping up under budget, and we expect the bond contingency to be fully reimbursed.

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- c. Legal: We have been working with our attorneys at Perkins Coie on utilizing the GC/CM project delivery method for upcoming 2019 bond projects. We also continue to discuss concerns about how to proceed with projects during the COVID-19 pandemic.
- d. Workload: The Capital Planning and Construction team are working on completing the 27 original projects scheduled for summer of 2020. We are also starting work on 3 projects that were intended be completed during winter break, while schools are empty during the COVID-19 pandemic. Projects are wrapping up at Renton Memorial Stadium, 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 complete. Hutteball + Oremus Architects is continuing to develop schematic designs for the site plan, while getting feedback from multiple departments throughout the district. Land use planning and wetland mitigation work is currently underway and will continue into 2021. The GC/CM selection is wrapping up and we will soon be presenting a chosen partner to the school board for approval. The GC/CM partner will provide pre-construction services during the design phase and ultimately build the new elementary school. The school is planned to be open to students in the fall of 2023.
- b. Talley HS Electrical Repairs – Budget \$TBD (Insurance Claim): Construction work is complete, and the school is re-energized. Insurance paperwork is currently being finalized.
- c. HS Science Classrooms – Budget \$35M: Hutteball + Oremus Architects is finalizing an inventory of existing science spaces within the district, and a programming document for the upcoming science classroom upgrades. 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 continuing work at Lindbergh HS. 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 during the fall of 2020. Training with school administrators and security staff is ongoing.
- e. Talbot Hill Elementary Roof – Budget \$1.7M: This project is substantially complete, with a few punchlist items remaining.
- f. Stadium Field and Track Repairs – Budget \$3M: This project is substantially complete. However, final reviews of the installation have identified some defective work at the new long/triple jump runways. These items will need to be repaired or replaced.
- g. KEC Roof – Budget \$1,075,000: This project is complete.
- 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