



# CAPITAL PLANNING AND CONSTRUCTION

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October 9, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Program Update**

## **Program Summary**

Summer projects have wrapped up with a few remaining punch list items to be completed. Capital Planning & Construction project managers have begun work on a few projects at our support facilities (FOMC & Transportation) that will be ongoing during this fall & winter. Additionally, pre-design and design work is beginning for 2021 summer projects. Our Capital Planning & Construction team is working diligently on closing out our 2020 summer projects and preparing for a busy construction schedule in 2021.

- a. Program schedule: Projects for 2020 have mostly completed on schedule with a few minor setbacks due to lack of labor or slow delivery of materials, caused by COVID-19. We are currently working towards beginning a few projects that are planned for the fall/winter of the 20/21 school year at support buildings. We have delayed one interior finish project from fall of 2020 to summer of 2021, in preparation for a potential return of students to elementary schools. Current and future projects are being scheduled conservatively due to 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 October 1<sup>st</sup>, 2020, thirteen projects have required additional funds equaling approximately 2.6% of the overall 2019 bond contingency. However, multiple 2020 summer projects are wrapping up under-budget, and we expect the bond contingency to be more than fully reimbursed.
- c. Legal: We have been working with our attorneys at Perkins Coie to discuss concerns about how to proceed with projects during the COVID-19 pandemic. Additionally, the Capital Planning & Construction team will be participating in the Perkins Coie – School

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Construction Workshop in October. This workshop provides insight on emerging and important school construction legal issues, including recent legislative changes, new court decisions, and “hot” topics involving contracting and project delivery.

- d. Workload: The Capital Planning and Construction team are closing out 2020 summer projects at most locations throughout the district. The 2019 capital bond program includes 3 active projects occurring during the fall/winter of the 20/21 school year, and 39 upcoming project that will occur during the summer of 2021. In addition to those projects, project managers are actively working on programming and design of major projects such as the new elementary school, high school science classroom updates, and district-wide safety and security updates.
- 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. We recently provided a presentation to the Citizen’s Bond Oversight Committee (CBOC). Additionally, our office recently created an HVAC systems and COVID-19 risk minimization video for the school district website. We are also preparing an end of summer summary report and presentation for the October 28<sup>th</sup> School Board meeting.

### **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. RSD Staff and the design team recently met with the RSD Executive Team to review design concepts. Additionally, the team recently had a pre-application meeting with the City of Renton. The design team is now updating schematic designs for the site plan and floor plans, based on feedback from RSD and the City of Renton. Land use planning and wetland mitigation work is currently underway and will continue into 2021. The GC/CM selection is complete and Cornerstone General Contractors were accepted as the GC/CM partner for the project by the Renton School Board in September. Cornerstone now joins the team, providing pre-construction services during the design phase and ultimately construction of 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): This project is complete. Total project costs are being compiled and reviewed with the insurance company.
- c. HS Science Classrooms – Budget \$35M: Hutteball + Oremus Architects is finalizing a district-wide equity study for the upcoming science classroom upgrades. District staff at Renton HS, Lindbergh HS, and Hazen HS are participating in this study, which will continue through fall of 2020. Design work will begin in early 2021 for the first of three

science classroom update projects. Work will be ongoing throughout the 2019 bond program at three Renton area 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 wrapping up work at Lindbergh HS and have moved most of their labor force to Hazen HS. KEC Admin, Warehouse, and FOMC are next after the high school work 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 complete.
- f. Stadium Field and Track Repairs – Budget \$3M: This project is complete, although some defective work has been identified and will be repaired in the summer of 2021.
- 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. A land lease was recently signed by the school district and the City of Renton. The construction schedule is still unclear, due to COVID-19 limitations. We continue to work with our partners at the City of Renton to determine next steps.

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