

November 6, 2020

To: Dr. Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

Subject: Monthly Capital Program Update

Program Summary

The Capital Planning & Construction team are working hard on planning and pre-design efforts for 2021 summer projects and several major multi-year projects. Additionally, we are currently working on a few active construction projects at our schools and support facilities that will be ongoing during this fall & winter. Most 2020 summer projects are in the process of closeout, while a few still have minor remaining punchlist issues that are being addressed.

- a. Program schedule: We are currently working on a small number of projects that are planned for the fall/winter of the 20/21 school year at support buildings, as well as some HVAC projects at school facilities. We have begun engaging design consultants for the 2021 summer projects. Additionally, we are working on programming and pre-design for several of the major multi-year projects (e.g. HS Science Classroom updates, Tunable lighting upgrades in the classrooms, etc.). 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 November 1st, 2020, fourteen projects have required additional funds equaling approximately 15.5% of the overall 2019 bond contingency. The majority of this contingency use came from the recent request for \$2.1 million in additional funds for the Honey Dew Elementary School air conditioning project. We recently requested board approval to update this project scope to include removing and replacing the existing HVAC system in its entirety and providing a new 25+ year HVAC system for the facility. The existing heating systems were determined to be approaching the end of their useful life, which led to the desire to replace all HVAC systems while installing the new air conditioning.

- 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 all participated in the Perkins Coie, Annual School Construction Workshop. During this workshop, the team received updates on legal precedent affecting school construction, how to navigate consultant hiring based on recent Attorney General opinions, new bidding requirements, and COVID-19 related construction impacts.
- 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) and the School Board regarding the capital program status. Additionally, our office recently created an HVAC systems and COVID-19 risk minimization video for the school district website. There have been many questions regarding HVAC modifications and COVID-19 from the Renton School District community, and we created this video with the intent to address many of those concerns.


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 10th Street NE and 12th Street NE. The design team is wrapping up schematic design for the site plan and building, based on feedback from RSD and the City of Renton. Construction estimates are starting, based on the schematic design documents. Conversations regarding exterior finishes and appearance are beginning to happen with district leadership. Land use planning and wetland mitigation work is currently underway and will continue into 2021. Cornerstone is working as the GC/CM, and currently providing pre-construction services. 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 have been compiled and are being reviewed with the insurance company.

- c. HS Science Classrooms – Budget \$35M: Hutteball + Oremus Architects has started programming workshops with district leadership and science staff. 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: Installation of security cameras at all schools and administrative buildings district wide. Installation crews are wrapping up work at Lindbergh HS and Hazen HS. They have also begun work on adding cameras to the interior of Sartori ES. KEC Admin, Warehouse, and FOMC are next after the 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. 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. 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