



# CAPITAL PLANNING AND CONSTRUCTION

December 11, 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 wrapping up planning and pre-design efforts for 2021 summer projects and beginning to start the design process for those 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. A few have been fully closed out and accepted by the District, while others still have minor punchlist issues that are being addressed.

- a. Program schedule: We are currently working on a small number of projects that were planned for construction in the fall/winter of the 20/21 school year. We are also beginning more in-depth design discussions and preparing design documents for the 2021 summer projects. Additionally, we are working on pre-design and design for several of the major multi-year projects (e.g. New Elementary School, HS Science Classroom updates, Tunable lighting upgrades in the classrooms, etc.). We continue to schedule all projects conservatively due to concerns of longer lead times on building materials and extended timeframes for permit approvals caused by COVID-19.
- b. Program costs and change orders: As of November 1<sup>st</sup>, 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. No new requests for additional funding have been submitted since November 1<sup>st</sup>.
- c. Legal: We have been working with our attorneys at Perkins Coie to discuss updates to our district policy that defines the process for hiring architects, engineers, landscape architects, and surveyors. Additionally, we have had discussions with them about updating our contract documents to prevent improper disposal of demolition waste from our project sites, only allowing use of landfills that are approved by King County. Lastly,

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we continue to have project specific discussions with our legal team regarding how to proceed with projects during the COVID-19 pandemic.

- d. **Workload:** The Capital Planning and Construction team are actively working on three projects that have construction occurring during the fall/winter of the 20/21 school year, and working diligently on 39 upcoming capital bond projects 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 are also working on collecting information for our January 2021 presentation to the Citizen's Bond Oversight Committee (CBOC). Our office is currently compiling 2021 project schedules for each school site and will be meeting with principals and school administrators to review these projects in February & March of 2021.

### **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. The design team has wrapped up schematic design (SD) for the site plan and building. We are currently reviewing the SD cost estimate for the project. Land use planning and wetland mitigation work is currently underway and will continue into 2021. Cornerstone General Contractors is working as the GC/CM, and currently providing pre-construction services (including estimation, value engineering, and constructability reviews). 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. However, some electronic components for the HVAC systems were recently identified as damaged by the electrical surge. These components are in the process of being replaced, and the insurance company has agreed to reimbursement for these items.
- c. **HS Science Classrooms – Budget \$35M:** Hutteball + Oremus Architects has started programming workshops with district leadership and science staff. Meetings are beginning to discuss project goals at individual high schools. Those meetings will be ongoing through January and February. Design work will follow 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 crews are wrapping up work at Lindbergh HS (delayed in a few spaces by another project) and the warehouse. Camera installation is now complete at Hazen HS, Sartori ES, KEC, and FOMC. The district-wide system will be fully operational at all schools (except for a few delayed cameras at the Lindbergh HS gym) this month. The punchlist and 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.
- f. Honey Dew ES HVAC Upgrade – Budget \$4.1M: Project scope includes replacing the heating and ventilation systems at Honey Dew Elementary School and adding air-conditioning to the school. Design efforts have focused on evaluating different methods for retrofitting a new HVAC system into the existing school. Key items for consideration are noise, structural modifications required, energy savings, and cost. At this time, the design team has determined that individual roof-top units for each classroom/space, will be the most efficient system to utilize and require the least amount of building modifications. Design work will continue into spring, with construction planned for summer of 2021.

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