

January 8, 2021

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 members have started design for many of the 2021 summer projects and are starting to schedule bid openings for several of those projects throughout January and February. We continue to work towards a very busy 2021, with a large number of ongoing projects from multiple funding sources. Things are progressing quickly, and the entire team continues to deliver a high level of energy to keep all projects moving forward on schedule and within budget.

- a. Program schedule: We continue to work on a small number of projects that were planned for construction in the fall/winter of the 20/21 school year. We are also moving through the design process 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.). COVID-19 continues to provide a large number of variables, which our project managers are attempting to plan for and work around. We are currently reviewing the project list for 2021 and discussing whether any of the projects need to be delayed to 2022, due to these variables.
- b. Program costs and change orders: As of December 31st, 2020, fourteen projects have required additional funds equaling approximately 15.5% of the overall 2019 bond contingency.
- c. Legal: We have been working with our attorneys at Perkins Coie to discuss updates to our district policy that defines contract signature authority and change order processing. We also continue to have project specific discussions with them regarding how to proceed with projects that have a higher potential for risk during the COVID-19 pandemic.

- d. Workload: The Capital Planning and Construction team members are actively working on three projects that have construction occurring during the fall/winter of the 20/21 school year. Additionally, they are working diligently on 39 projects from the 2019 capital bond, 23 projects from the 2016 capital levy, and approximately 10 candidate projects that we are providing management for from other funding sources during the 2021 calendar year. Additionally, we continue to work on 6 major multi-year projects that are either starting or continuing through the design phase.
- 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 finalizing information for our January 2021 presentation to the Citizen's Bond Oversight Committee (CBOC). Our office is also 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 10th Street NE and 12th Street NE. The design team has started the design development (DD) phase of the project and are currently reviewing value engineering proposals. Land use planning, SEPA, and wetland mitigation work is currently underway and will continue through the first half of 2021. There have been a few speed bumps in the land use permitting process, but our team continues to work through those with the City of Renton. 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. Financial records and insurance reimbursements for all of the individual repairs are being compiled to determine the final budget.
- c. HS Science Classrooms – Budget \$35M: Hutteball + Oremus Architects has wrapped up the first round of programming workshops with district leadership and science staff. Meetings are scheduled for January to discuss project goals at individual high schools. Those meetings will likely 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 has wrapped up at all schools and facilities throughout the district. 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: The design team is moving forward with the documents for individual roof-top units for each classroom/space. 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