



# CAPITAL PLANNING AND CONSTRUCTION

March 5, 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 are wrapping up design for many of the 2021 summer projects. Project bid openings have begun and will continue through March & April. We continue to work through the list of projects for 2021, as well as assist the school district with space planning and HVAC modifications for the return to in-person learning, which began this week. Things are progressing quickly, and the entire team continues to deliver a high level of energy to keep all projects moving forward.

- a. Program schedule: We are in various stages of design 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 at three high schools, etc.). COVID-19 continues to provide a high level of complexity for project execution, which the team is planning for and working around. We are reviewing the project list for 2021 and discussing whether any of the projects need to be delayed to 2022, due to these potential unknown conditions.
- b. Program costs and change orders: Through pre-design studies and investigations, project managers occasionally identify additional necessary scope beyond the original project descriptions. To assure a quality installation and a complete capital improvement is made, the Capital Planning & Construction team create reports for these added needs and submit them to district leadership for review and approval. As of February 26<sup>th</sup>, 2021, we have requested additional funds of \$3.75 million from the overall 2019 bond contingency. However, due to favorable conditions in the market and on our project sites, we are also returning approximately \$2 million of project funding from 2020 projects to the contingency.

- c. Legal: We continue to work with our attorneys at Perkins Coie to update our general conditions and front-end specification language for the 2021 projects. 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 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, including an updated page for the Elementary School #16 project. These pages are intended to provide summary level information in an attractive format and showcase high visibility projects for the public. 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.

### **Major Project Updates**

- a. Elementary School #16 – Budget \$60M: A new elementary school with a permanent capacity of 650 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 is wrapping up the design development (DD) phase of the project. 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. HS Science Classrooms – Budget \$35M: The pre-design report has been completed and is being reviewed by RSD staff. Design work is beginning for the Lindbergh HS science classroom update project. The other two high schools will begin design in the latter half of 2021. Work will be ongoing throughout the 2019 bond program at three Renton area high schools and is expected to be complete by 2023.
- c. Family First Community Center (not a 2019 bond project). Working in partnership with the Family First Foundation, Healthpoint, 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.

- d. Honey Dew ES HVAC Upgrade – Budget \$4.1M: The design team has completed the bid documents and the bid opening will occur in late March. Construction is planned for summer of 2021.

Please contact me with additional questions or concerns. I may be reached at 425-204-4475.

Very Respectfully,

A handwritten signature in black ink, appearing to read "Matt Feldmeyer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matt Feldmeyer, Architect  
Executive Director – Capital Planning & Construction