



Construction Projects Updates

April 22, 2020

FOSTER HIGH SCHOOL

PHASE 1 – Area A (First & Second Floors), Area B (First and Second Floors), and Courtyard

Area A & B: New Classroom Additions, both areas are trying to be accelerated to turn over portions to the contractors.

- Area A is substantially complete, and ready for occupancy following signoff from City of Tukwila Building and Fire Officials.
- Area A: Waiting for some final casework to be delivered.
- Area A: Fire sprinkler inspection by Tukwila Fire Department was completed and passed.
- The wardrobe casework for 2 science classrooms is pending arrival and represent the only real concern.
- Area B: Painting is ongoing. Aluminum storefronts are being installed throughout the area.
- Learning courtyard is waiting on cement and siding.

PHASE 2 – Area E (First & Second Floors) and Area J (First Floor)

Area E: New Administration Offices, Nurse's Office

- Area J construction is substantially complete.

Area J: Auxiliary Gym

- Tectum sound panels are going up on the walls.
- Gym floor work is being moved forward to the next three weeks.
- Work in the team rooms have started.

PHASE 3 – Area C (First Floor)

Area C: Counseling Offices, Career Center, Science Rooms, SPED

- This project phase is substantially complete.

Area G: New Weight Room (previously mat room), Band/Choir

- No activities.

PHASE 4 – Area F (First & Second Floor) and Area K (Outside Courtyard)

Area F: Commons

- Steel erection and wall framing in Area F is completed.
- The interior walls will now be the focus.
- Commons slab floor poured.

Area K: Outside Courtyard

- Site work is completed.
- Landscaping is being installed.

PHASE 5 – Area C (Second Floor), Area D (First & Second Floor), and Completion of Area J (First Floor)

Area C: Remaining existing classrooms in academic wing

Area D: First Floor - Classrooms 120, 121, 122, 123 and restrooms.

Second Floor – Remodel of Library, Classrooms 214, 215, 216, 217 (Language Arts), office A210, upstairs restroom, custodian closet.

Area J: Temporary Commons becomes new gymnasium. Work will include new gym floor and equipment (bleachers, clock, PA system).

- TSD has commenced moves out of the classrooms.
- Demolition has started.
- These classrooms will get new storefronts and flooring, beginning on the 2nd floor. The 1st floor will lag by 3 weeks.

PHASE 6 – All Site Improvements

- Site utilities are complete.
- Most concrete flatworks are complete.
- Remaining site work is being done as filler work.

Non Construction Issues:

- Governor Inslee announced on 04/06/20 that schools will not reopen for the remainder of the 2019-2020 school year.
- Construction staging will move to the student parking lot.
- A decision to remove 3 portables was made.
- BLRB conducted a Punch list for Areas A and B.
- COVID-19 impacts to the schedule may threaten the fall startup of the school. Most areas of the construction appear to be in reasonable shape. The laggard might be in the Commons additions.

PROGRESS PHOTOS – FOSTER HIGH SCHOOL



A completed classroom in the Area A addition, with carpet protection still in place.



East elevation of Building B addition, with exterior siding still to be completed.



South elevation of Building B addition as seen from under the sky bridge connecting the activity wing (right) to the academic wing (left).



Second floor classroom in Building B addition.



Southeast stairway of Building B, nearing completion in this area.



Looking southeasterly down the 2nd floor hallway of Building B addition.



Building B addition 2nd floor classroom.



Bathroom nearing completion at the intersection area of the 2nd floor of the Area A and B additions.



Display cases installed in the wall adjoining the Building B addition to the existing activity wing.



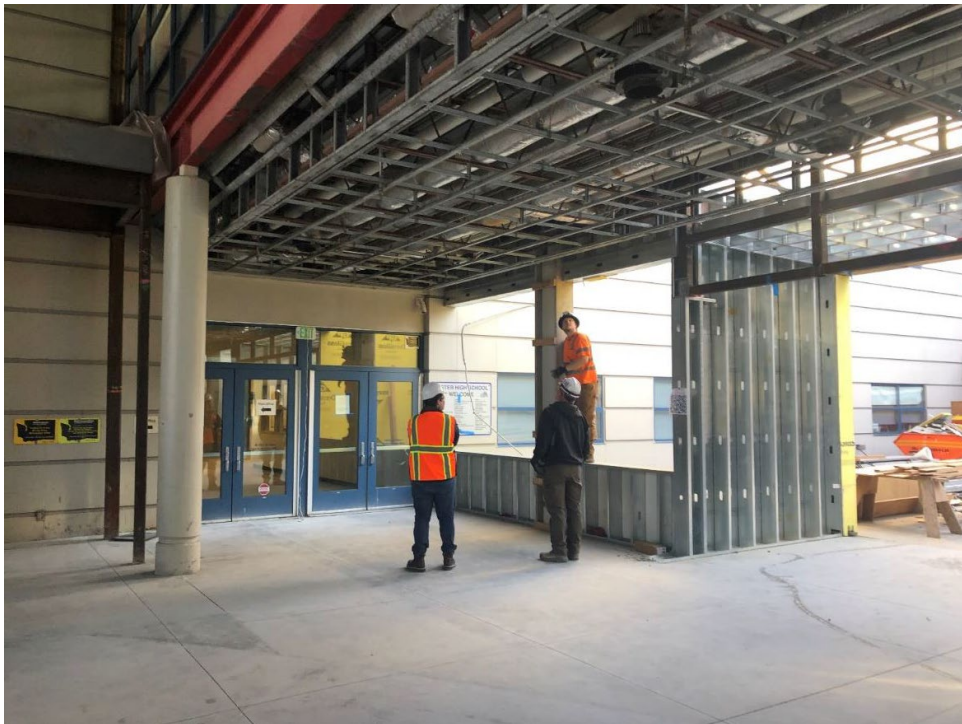
First signs of work starting up in Area C/D, where classrooms are soon to be vacated for renovation work.



Exterior work continuing on the Commons reconstruction (Area F).



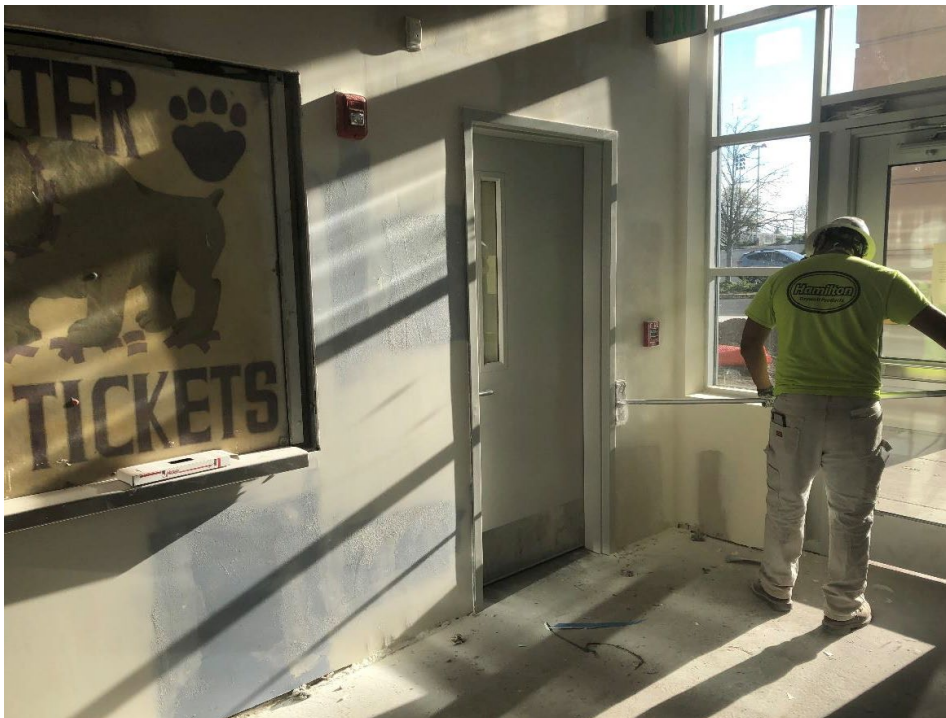
Inside Area F, the concrete slab pours of the floor are now completed.



Standing at the former main entrance to the academic wing of the school, planning the next work underneath the sky bridge.



Just outside the east wall of the new auxiliary gymnasium, workers are beginning to install the irrigation systems in the planter strips.



Painting the east entry vestibule near the new auxiliary gym (Area J).



Installing Tectum sound panels inside the auxiliary gym (Area J).



Installing light bases and control boxes outside Area F, in the courtyard portion of Area K.

SHOWALTER MIDDLE SCHOOL

Governor Inslee announced on 04/06/20 that schools will not reopen for the remainder of the 2019-2020 school year.

PHASE 1 – Fire Lane Revisions, Utilities Behind Gym, Modular Office

- Construction complete.

PHASE 2 – Building A Interiors, Storm water Retention, Building B Demo

- Construction complete.

PHASE 3 – Commons Addition

- The Commons expansion area is substantially complete.
- Some items to wrap-up the work
 - Metal coping detail wrap-up
 - A147 exterior aluminum door
 - Card readers at entries
 - Patching and sanding on existing side wall
 - Wood door for storage are installed.

PHASE 4 – Secured/Separated Construction Areas, School Functional

- See Accelerated projects for update.

PHASE 5 – Building A Entry, Bridge to Building B, Gym, All Remaining Work

- Building B structural framing installed. Concrete walkways poured and railing are being installed.
 - Building B is close with the exception of glass. Ice/water shield board are in. Drywall work started.
 - Cover inspections are scheduled for next week.
 - Exterior metal roof paneling to be scheduled on May 7, as well as the Rigid wall insulation.
 - Painting started.
- Building C gymnasium exterior is largely complete. Mechanical/HVAC rooftop units are installed. MEP rough-in is nearly complete, and ductwork for HVAC is going in now. Sheet rock is done. Waiting for light installation.

Accelerated Projects during school closure:

1. Boiler/Pump Replacements
 - Temp heat was removed from the commons for spring/summer
 - Boilers removed and new pads poured
 - Refrigerant lines moved
 - Commissioning work by McKinstry will be delay until construction is complete.
2. Building C FCU Replacement
 - Units on site
 - Work not started, pending new plan.
3. Main Office /Administration Renovation
 - Selective demo done
 - Fire panel demo done, and new fire panel installed
 - New storefront frame delivered and ready to be set in.

4. Main Entry Replacement
 - Concrete demolition started.
5. Sidewalk Replacement
 - Selective demo started.
6. Administration Telecom Trenching – Not started yet.
7. Mechanical Mezzanine/Roof-top Units Replacement
 - Swapping refrigeration coil units now in tandem with Bldg. B.

Non Construction Issues

- Governor Inslee announced on 04/06/20 that schools will not reopen for the remainder of the 2019-2020 school year.
- Safety Plan implemented in conformance with social distancing in order to advance progress safely.
- COVID-19 impacts to the schedule may threaten to advance construction. Most areas of the construction appear to be in reasonable shape.
- Elevator package is scheduled to arrive the first week of May.

PROGRESS PHOTOS – SHOWALTER MIDDLE SCHOOL



This is the poster that all must scan prior to entering the site. It leads to a brief questionnaire documenting your entrance to the site, and that you are healthy with respect to COVID-19.



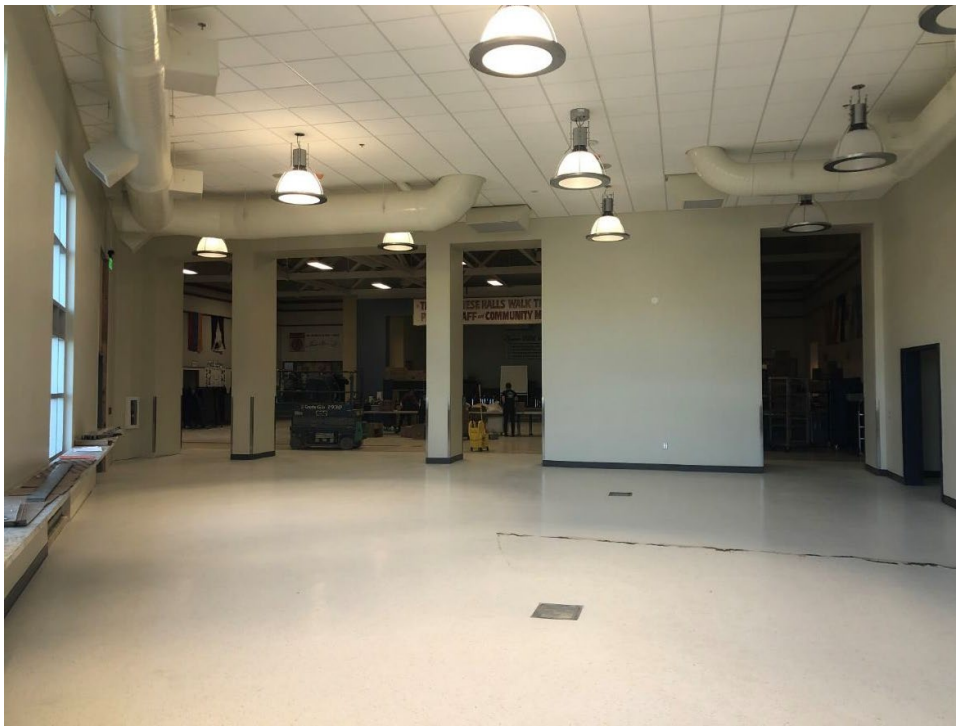
Sanitary facilities and stations for disinfecting installed for worker safety.



Exterior of the Commons Addition, now substantially complete and ready for the City's inspections.



A closer view of the north elevation of the Commons Addition.



Commons interior, substantially complete, looking eastward through the opening to the previous commons area.



Northwest corner of the countertop inside the Commons.



Storage area on the south side of the Commons expansion.



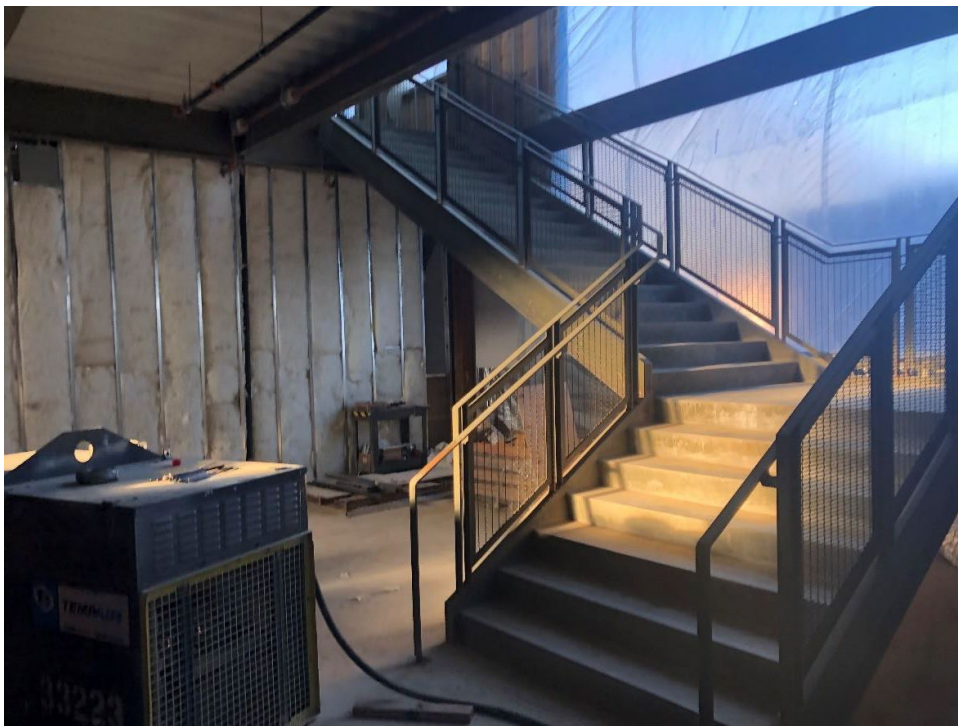
Looking through the opening of the west wall of the existing Commons into the new Commons expansion in the background.



Looking west through the interior of the new Commons.



Southwest elevation of the exterior of new Building B, all wrapped up and in the dry.



West stairway of Building B, with concrete steps now poured. First floor classroom on the left is walled in now.



Southwest corner classroom on the 1st floor of Building B.



East stairway of Building B.



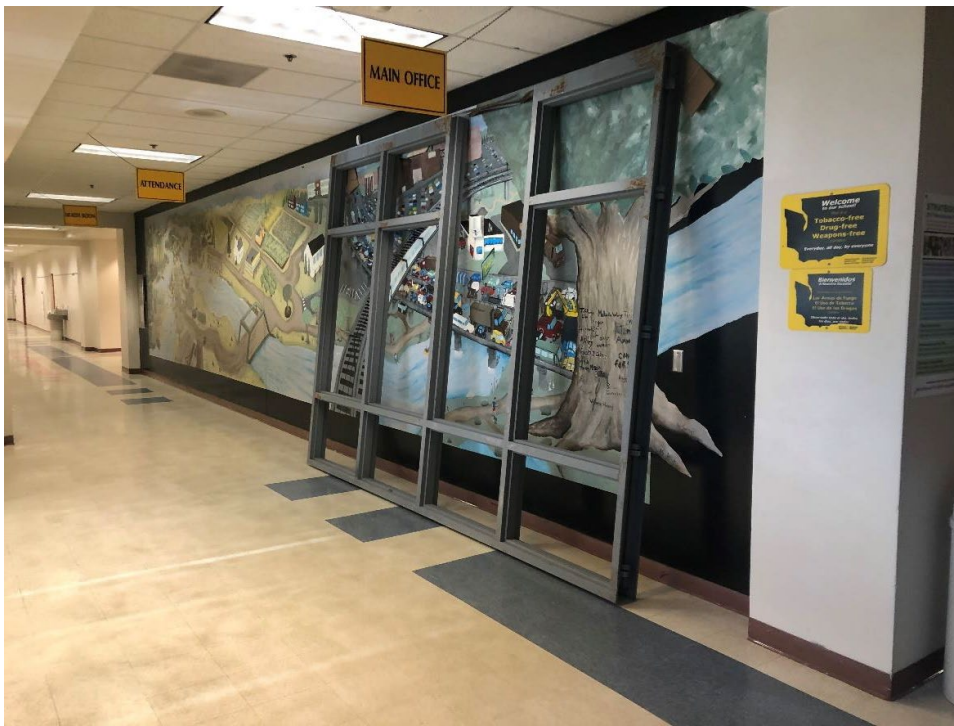
Line of the exteriors of the north side classrooms on the 2nd floor of Building B.



The inside of the gymnasium expansion.



Walls removed at the front office for reconfiguration.



Across the hall from the office rests the new storefront that will be installed.

CASCADE VIEW ELEMENTARY SCHOOL (CVE)

All Site Improvements

- Hensel Phelps is working on punch list items.

THORNDYKE ELEMENTARY SCHOOL (THN)

All Site Improvements

- Hensel Phelps is working on punch list items.

TUKWILA ELEMENTARY SCHOOL (TUK)

All Site Improvements

- Hensel Phelps is working on punch list items.