



## Construction Projects Updates

May 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

- Area A is substantially complete, and ready for occupancy following signoff from City of Tukwila Building and Fire officials.
- The wardrobe casework for the 2 science classrooms has arrived, but some casework has been delayed by the COVID-19 situation. First floor casework is nearing completion in rooms 136 and 137, and started in 234.
- Aluminum storefronts and doors are installed. The Learning courtyard is waiting on cement and siding, with an anticipated arrival date of 06/01/20. Ceilings above stairs are waiting in. Waiting on cement board siding for courtyard sides.
- Area B: Painting is ongoing. Aluminum storefronts are being installed throughout the area. Glazing is lagging in Area B, expected in early June now.
- Wood paneling is being installed in the new stairwells in Areas A and B.

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

Area E: New Administration Offices, Nurse's Office

- Construction on the remainder of Area E, the front administration area has restarted, with framing for storefronts and entry going in.
- Area J construction is substantially complete.

#### **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.
- Interior walls are waiting for metal studs to be delivered. Radius trusses are being installed.
- HVAC rough-in is complete, and plumbing is nearing completion. Electrical rough-in has started.
- Façade Tech is starting frame fabrication for the front window systems.

#### **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).

- Demo in Areas C and D are nearly complete on the 2<sup>nd</sup> floor.
- These classrooms will get new storefronts and flooring, beginning on the 2<sup>nd</sup> floor. The 1<sup>st</sup> floor will lag by 3 weeks.
- Hardwood for new gym arrived, and installation will start this week.

#### **PHASE 6 – All Site Improvements**

- Site utilities are complete.
- Fire Connection is being wrapped up and the east side of the Activities wing.
- The 3 portables to be removed have been emptied, and demolition will start soon.
- Landscape installation continues around the completed areas of site construction.

#### **Non Construction Issues:**

- Job site will change location in the next few days to the student parking lot.
- Work is being coordinated to have the reader board installed in the next few weeks, but the site work needs to be farther along in the front of the school.
- Furniture has been ordered.

#### **PROGRESS PHOTOS – FOSTER HIGH SCHOOL**



Outside Area A to the north is the new parking lot. Here the large orange half-domes will provide detention of storm water underneath the newly constructed parking lot.





From another angle, workers are spreading select backfill over the drainage structures that will place a uniformly spread load over them from the surface loads above.

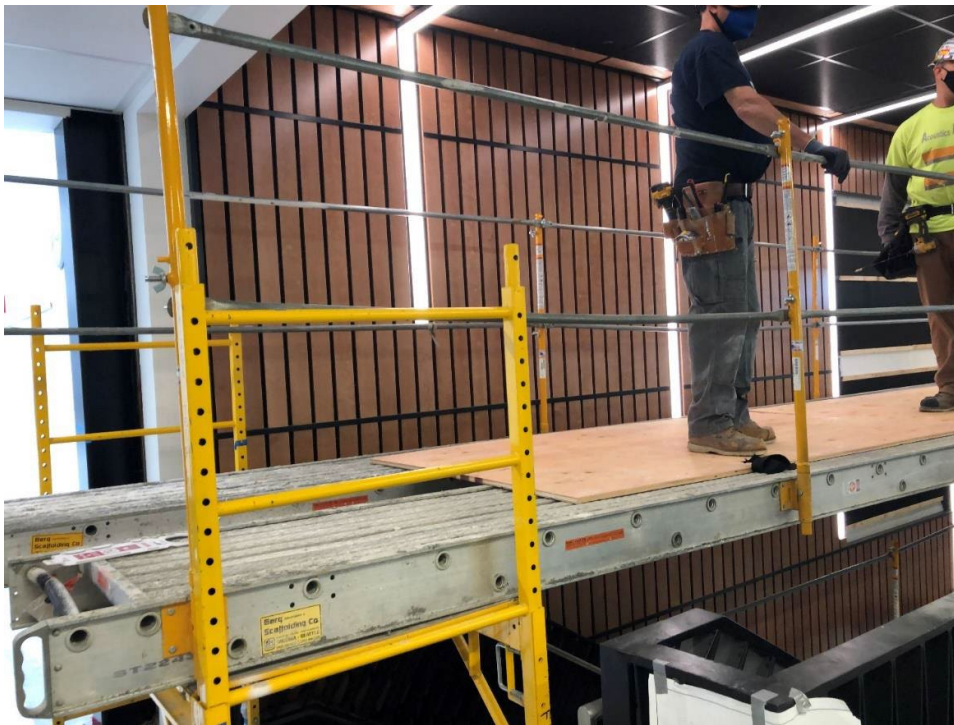


It takes a lot of heavy machinery to do this kind of work. In addition, when working this far underground in the springtime, groundwater will inevitably be encountered as well.





The whole activity is from the new second floor classrooms of the Area A expansion.



One of the few tasks left to complete in the new Area A addition, these workers are installing beautiful wood trim on the walls and ceilings of the new stairwell.



The workers in the Area A stairwell have a bit of a head start on this guy. He's putting up the very first board on the south center stairwell in Area B.



Area B, this classroom at the end of the hall is the least complete, yet still shows tremendous progress, and is in full compliance with the schedule.





This is just a sample of the cabinetry and counter space working areas in one of the Area B classroom labs.



Area C, the selective demolition is complete. When materials arrive, these spaces will all be reconfigured and modernized into new classrooms.



And across the hall, in Area D, the same thing is happening there.

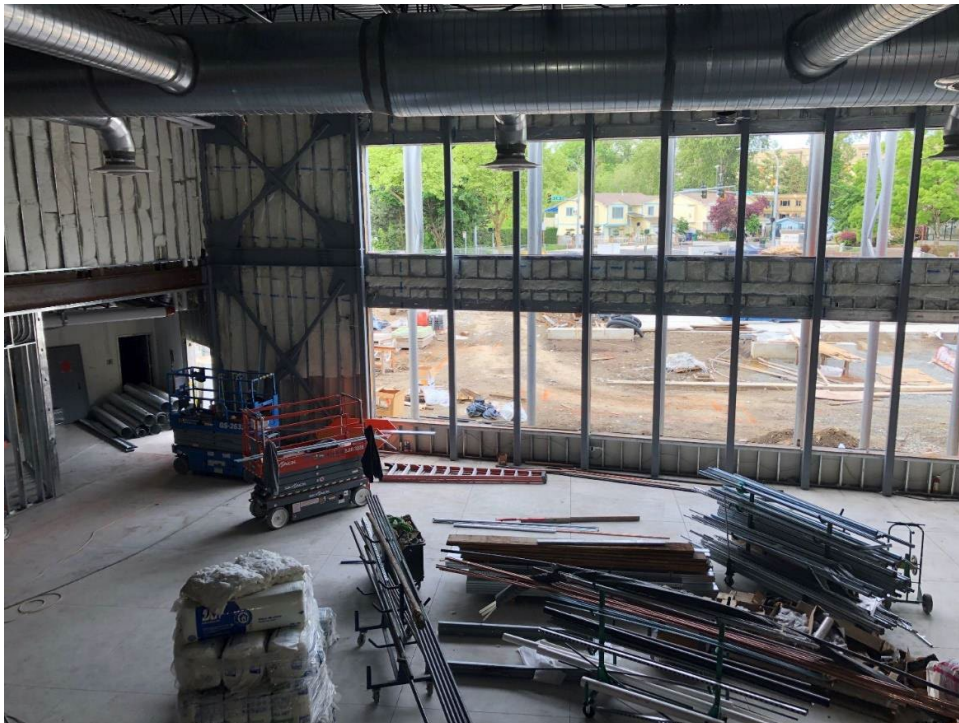


Wall shelf units being removed from the library are being repurposed in other parts of the school.





This is the main office (a.k.a. Area E), and it will be a very open, inviting space when completed, with a lot of visibility of the front of the campus and the commons.

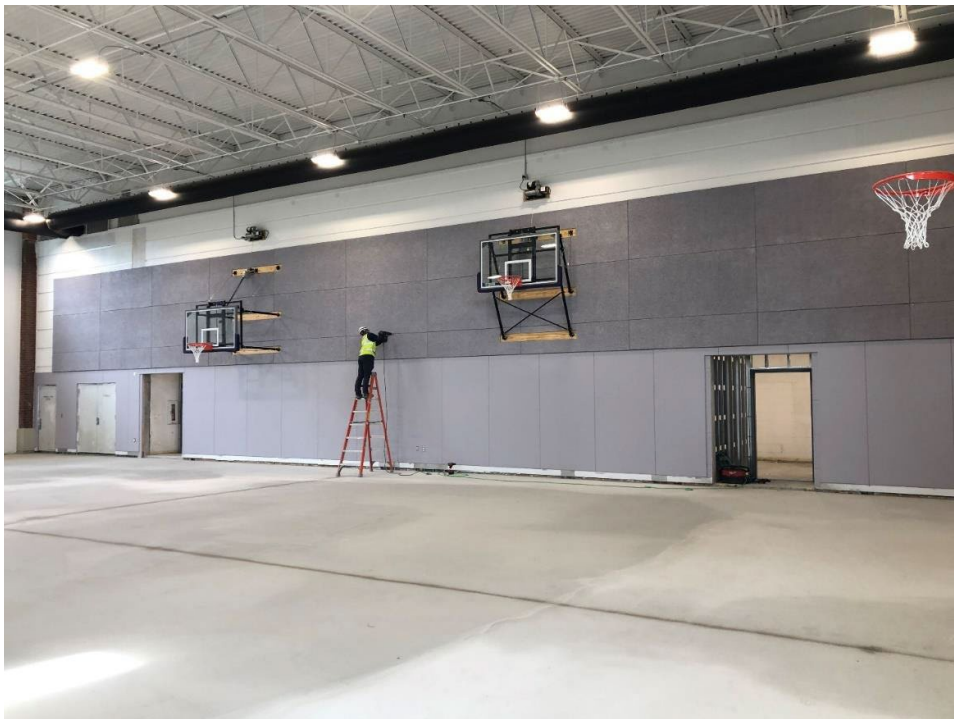


The Commons is taking shape as well. During construction, this is referred to as Area F.





On the far side of the school, the east entrance vestibule to the activities wing and new auxiliary gymnasium is being painted. It's getting that close to completion.



In the new auxiliary gym, the floor surface is all prepared for the introduction of new hardwood flooring. Behind this wall, team rooms are now taking shape to support the gym.



The hardwood for the auxiliary gym floor is being delivered and offloaded.



One of the superintendents for Andy Johnson Construction on the project is Dennis Grant.



## **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.
  - Exterior Aluminum storefront is on site, waiting for doors and windows.
  - Start up commissioning (TAB) to begin in early June.

### **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 Bridge has structural framing installed and concrete walkways poured and railing are installed.
- Building B is now enclosed with the exception of glass. Insulation board are in and the building is in the dry. Inside the drywall is 95% complete and expected to be finish by May 22. Exterior metal roof and wall panel siding are now on site. Mechanical is near completion. Aluminum storefronts are in, with glazing yet to install. Some painting started inside. Elevator installation is tentatively starting. Bathroom tiling has started.
- Building C gymnasium exterior is largely complete. Interior painting is done and temporary wall is removed. Major ductwork for HVAC is completed.

### **Accelerated Projects during school closure:**

1. Boiler/Pump Replacements
  - Boiler Intake flues installed, but exhaust flues are not on site yet.
  - Fireproofing follow, then controls.
2. Building C FCU Replacement
  - Infill framing in mezzanine deck is done, ready for AHU to be installed.
3. Main Office /Administration Renovation
  - Fire panel demo done.
  - New storefront set in place.
  - Flooring after walls.
4. Main Entry Replacement
  - Concrete demolition started.
  - Front entry footings poured, walls being formed.
5. Sidewalk Replacement
  - Selective demo started.
6. Administration Telecom Trenching
  - Not started yet.
  - Discussion continuing with Century Link.

7. Mechanical Mezzanine/Roof-top Units Replacement
  - Work is under way to replace controls.
  - Refrigerant line replacement continues.

#### **Non Construction Issues**

- Governor Inslee announced on 04/06/20 that schools will not reopen for the remainder of the 2019-2020 school year.
- Pre-installation of the elevator is complete, conducting one more task to investigate exactly what is needed to add phone lines. Tech department working to submit request to Century link.

#### **PROGRESS PHOTOS – SHOWALTER MIDDLE SCHOOL**



The main entry to Showalter MS (east entry) undergoing a complete reconstruction culminating in a new vestibule





The south end of the new entry, where on the left will be an ADA access ramp.



Work is substantially complete in the new Commons Addition in Building A. One of the last remaining items is to install this storefront into the temporarily closed doors in the background of the photo.



This is the south wall of new Building B, facing 144th Street.



Northwest elevation photo of Building B, workers are heading upward to finish off insulation. Above them, the long metal roof panels, still in their crates hang over the edge of the upper roof area.





Inside Building B, the center atrium shows the wide open space of the first floor, and the second floor open to the floor below. This is looking west from the building's east entry.



The first floor classroom in Building B now have drywall, with their overhead MEP rough-in work completed. Finishings will now start – windows, floors, ceilings, doors, etc.



The second floor classrooms are coming along well. This is some of the last mechanical ductwork yet to be installed in second floor classroom ceiling spaces.



Back on the first floor, painters are preparing the walls for the next step in the process.





The elevator shaft stands ready for ThyssenKrupp to begin installation of the cab and its hydraulic controls and guides.



In this photo you can see that the second and first floor classrooms, these being on the south side of the building, are all taking shape.



Up on the second floor, the hallways circle a railing around the open atrium below. This photo is looking west through where the large windows will allow natural lighting in the halls.



And in a reverse view, the north side classrooms on the second floor will be the last to have their drywall installed.





In a classroom at the east end of the second floor (south side), a worker is finishing up mechanical rough-in work.



In the Building B mechanical room, large water heaters with intricate copper water lines will distribute hot water through the building.



Regulators control the volume, temperature and pressure of hot water being distributed through the building.



In the utility room, the main incoming electrical panel is housed. Note that the annunciators are operational, signaling that the power is working coming into the new building.





The new expanded portion of the gym is on the left, and the existing is on the right. The large duct work will terminate behind the wall being framed, in a new FCU powered by the rooftop HVAC unit.

## **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.