

## Construction Projects Updates

June 23, 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.
- Still waiting on casework delayed by the COVID-19 situation for Area B, which is now scheduled to arrive 06/30/20. All casework and countertops are to arrive by early August, and expected to not create delays in school opening.
- Cement siding arrived for the Learning Courtyard and is being installed. Metal arrives Monday. The Courtyard should be complete by end of June.
- Acoustic wood ceilings and walls in the stairwells are done.
- VCT will be installed in 139 when it also goes in the team rooms in Area J and the Activity Wing corridor the week of 06/22/20.

#### **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 Phase 2 construction is complete.

#### **PHASE 3 – Area C (First Floor)**

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

- This project phase is complete.

#### **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 and curved trusses are complete for the server. The exposed interior ceiling is being painted black and the wood paneling is 30% installed. Sheet rock is 50% complete.
- Glazing is scheduled to arrive on 6/22/20. Insulation is up on the walls (exterior). Drywall started in server, and is staying ahead of rough-ins

#### **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).

- Metal stud framing in C classrooms is complete on the 2<sup>nd</sup> floor. Framers are moving down to the first floor. Area D and Library to follow. Sheet rock is holding up C/D so CPM still shows late August but they are trying to get it done earlier.

- The new gymnasium hardwood floor installation is complete and the finishing is being applied.
- The team rooms adjacent to the auxiliary gym are paint, and flooring is going in.
- Activity Wing carpeting is to be installed later this month.

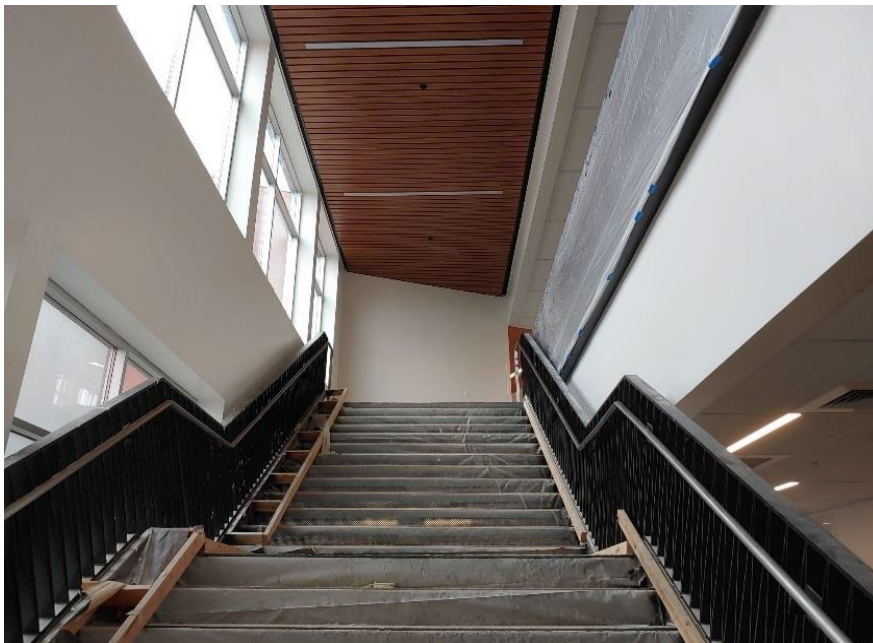
#### **PHASE 6 – All Site Improvements**

- Site utilities are mostly complete.
- Most concrete flatwork and seating walls are completed. Areas left to complete – north of new Building A, and Area K courtyard in front of the Commons – will both have concrete work done over the next few weeks.
- AJCO staging has been moved from the north parking lot to the north half of the student lot, and fenced off.
- The north parking lot is backfilled. Base rock and curbing will now happen. Paving is scheduled for mid-July.
- The annex and the 3 portables to be removed have been emptied, and demolition had begun with minor items, but was interrupted by TSD.
- Landscaping and irrigation are nearing completion.

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

- The slowdown in production due to the COVID-19 is significant and unavoidable. There are no current estimates of the impacts to the project by this event.
- Parking agreement with St. Thomas Church to end at the end of June.
- The projection of hope for on-time C/D delivery seems to be fading, and measures to recover may need to be implemented soon

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



Area A – North side of Academic Bldg.



Area B – Classroom Addition



Siding is being installed on the Building B side of the new Learning Courtyard between new Building B and existing Area D of the Academic Wing.





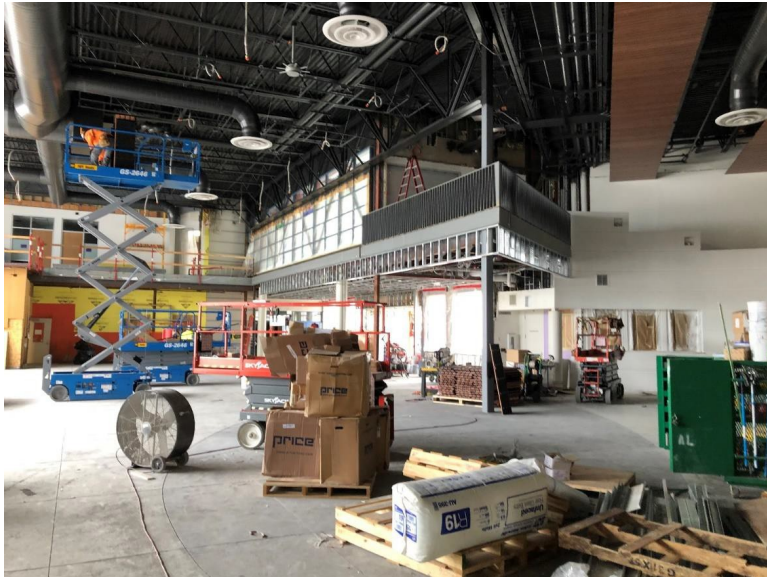
Lower level classroom in Area C where remodeling work is under way.



Work is picking up in the front administration area of the school (Area E).



Outside Area F, the new Commons, a significant amount of concrete flatwork has been poured in recent weeks.



Inside the Commons, where many different features are being worked on consecutively.





The ceiling of the new Commons with wood slat paneling against the black painted exposed ceiling.



The new server area of the Commons.



A portion of the kitchen undergoing remodeling.

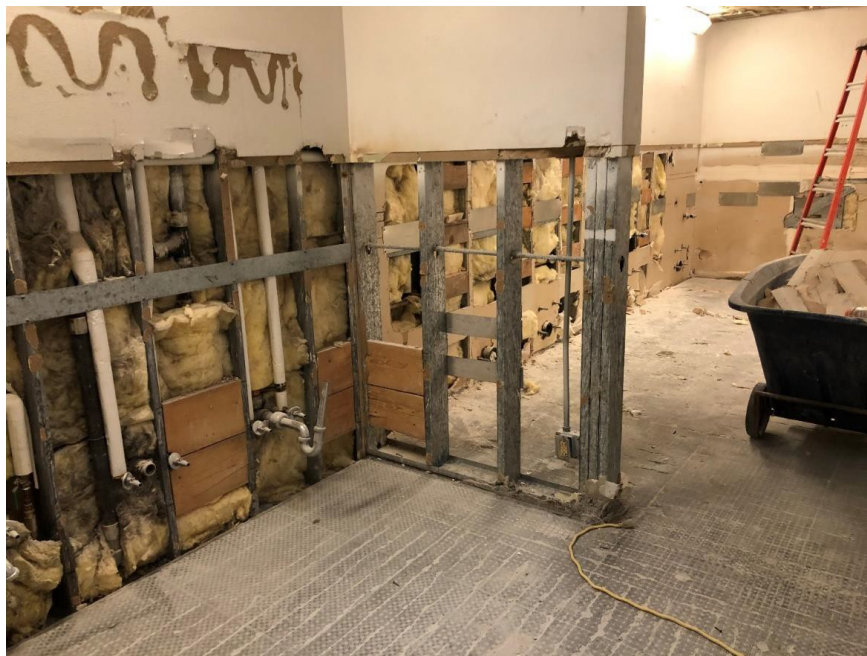


The other side of the kitchen undergoing a facelift.





One of the restrooms across from the existing gymnasium, undergoing demolition prior to the remodeling process.



The other Activities Wing restroom undergoing transformation.





In the new auxiliary gymnasium, installation of the hardwood floor is done, and it is now receiving its surface finishing.



The north parking lot, with the north wall of new Building A at the very left edge of the photo.



The east end of the new parking lot with staking flags showing where curbing will soon be constructed.

## **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.
  - North door system and glazing is expected soon.
  - Start up commissioning (TAB) to begin in early July.

### **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**

- The east (main) entry and sidewalk replacement demolition is complete, and new foundations for the revised entry are formed and being readied for concrete pours.
- Work on the Bridge to Building B has structural framing installed, and concrete walkways poured, and railings are installed.
- Building B exterior metal panels are installed on the lower level, and the roof is 50% complete. Exterior fiber cement panel are delivered, and installation is starting. Exterior wood siding furring is up, but the siding is still two weeks out to be delivered.
- Building C gymnasium exterior is largely complete. Mechanical/HVAC rooftop units are installed. Interior painting is done, and temporary wall is removed. Major ductwork is complete. Lighting is complete. Work to complete includes:
  - Minor electrical work left to do – primarily the scoreboard controls.
  - Gym floor installation is to start soon, possibly in the next week.
  - Anti-graffiti coating still needed on CMU.

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

1. Boiler/Pump Replacements
  - Exhaust flues done – start-up when other mechanical work is done, looking at early July.
2. Building C FCU Replacement
  - FCU is installed. Ready for start-up when electrical is complete.
3. Main Office /Administration Renovation
  - Front entry ramps and stairs done, landings are formed.
  - Sidewalk on 144 follows entry work
  - Fire panel demo done – upload from old to new is next step
  - 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.
    - Century Link coordination under way with conduit to street to be trenched in
  - Mechanical Mezzanine/Roof-top Units Replacement
  - 7. Mechanical Mezzanine/Roof-top Units Replacement
    - Work to replace controls is mostly done, 5-6 motors left to refurbish, then clean-up.
    - Refrigerant line replacement continues on Bldg. D; the rest is complete.
- Mechanical work is continuing on schedule for early July completion.

#### **Non Construction Issues**

- Ending parking agreement with St. Thomas Church at the end of June.
- TSD is considering retaining the portables due to COVID 19.

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



The main entrance to SMS, with the new entrance ramps and stairs taking shape.



Reinforcement mat being readied for pouring concrete that will become the new slab at the top of the main entrance to SMS.



The new commons addition is shown in the left center of the photo, and the northwest corner of new Building B is in the center right.





South wall of Building B. Workers are installing furring strips to which the new metal siding panels will be attached.



A closer view of installation of the furring, this on the west facing wall, at the southwest corner of Building B.





Workers are now installing the metal panel roofing on the low roof (south half) of Building B.



Inside Building B, standing just inside the west construction entrance, looking eastward down the hall and atrium.



Interior spaces of Building B's ground floor are moving into the finishes phase, with trim being painted around the window frame of this small south facing room.



On the upper (second) floor of Building B, most drywall is in. The worker on this scissor lift is trimming out around window frames.



The new boiler units in the mechanical room of existing Building D are completed and ready to begin service.



Behind the boilers, a myriad of control valves and systems regulates the fuel to the boilers, water supplies, and heated water, as well as intake and exhaust flues.



## **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.