

April 9, 2021

To: Dr. Damien Pattenaude, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

**Subject: Monthly Capital Program Update**

## **Program Summary**

The Capital Planning & Construction team members are finalizing a few designs for summer projects, but mostly focusing on bid openings and getting contracts in place to begin construction work in June. We continue to work through the list of projects for 2021, as well as assist the District leadership with space planning and HVAC modifications for the return to in-person learning at both the elementary and secondary schools. Work is 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 finalizing designs for the 2021 summer projects. Additionally, we continue to work 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. Due to current market conditions, we have shifted a few projects to 2022 that were originally planned for 2021. However, we have also identified a few projects that were intended to be completed in 2022 and 2023, which can be escalated to this summer.
- 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 March 31<sup>st</sup>, 2021, we have requested \$4.88 million in additional project funds from the 2019 bond contingency. However, we are seeing lower than expected bids on several projects for 2021 and 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 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 currently in 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 has also reviewed 2021 project schedules for each school site with principals and school administrators and district leadership to plan around summer program schedules.

### **Major Project Updates**

- a. Elementary School #16 – Budget \$60M: The design team has completed the design development (DD) phase of the new elementary school project. RSD Staff are currently reviewing the DD documents. 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 has been able to submit all applicable paperwork to the City of Renton and keep the process moving. 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 project managers for Lindbergh HS are planning to submit paperwork for GC/CM approval this summer. 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 bid opening occurred, and the low bidder has been identified. We are currently working through contract requirements and preparing to start construction at the end of June.
- e. Other HVAC Upgrade Projects – Budget \$5.2M: The District will be installing new HVAC systems at eight additional schools during the summer of 2021. In addition to the Honey Dew ES project mentioned previously, there will be HVAC updates at Bryn Mawr ES, Campbell Hill ES, Highlands ES, Lakeridge ES, Sierra Heights ES, Talbot Hill ES, Tiffany Park ES, and Nelsen MS. The upgrades will provide a higher level of energy efficiency, better control of thermal comfort, and an additional 20+ years of HVAC system life for these existing school facilities.

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