

May 7, 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 have a few bid openings remaining, but are mostly working on finalizing contracts and purchasing long lead items for summer construction projects. We continue to work through the list of projects for 2021, as well as ramp up the programming, pre-design, and design for our larger construction projects that will begin in 2022. Summer work is keeping the team very busy and communication with the school administrators is becoming critical as the school year ends and construction begins.

- a. Program schedule: We are finalizing construction contracts for most of the 2021 summer projects. We are also continuing to work on pre-design and design for several of the major multi-year projects (e.g. New Elementary School, Lindbergh HS Updates, HS Science Classroom updates at Renton HS and Hazen HS, etc.). COVID-19 continues to provide a high level of complexity for project execution, which the team is planning for and working around. Market conditions are showing negative impacts on our contractors' ability to deliver summer projects per our expected schedules. We continue to work with them on accomplishing critical tasks during the summer, and creating secondary schedules for evening/weekend work as remaining materials are delivered toward the end of summer.
- b. Program costs and change orders: Through pre-design studies and investigations, project managers 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 April 30<sup>th</sup>, 2021, we have requested \$5.93 million in additional project funds from the 2019 bond contingency. However, we have also been able to return approximately \$9 million to the bond program contingency through a combination of lower than expected bids, projects being completed underbudget, and budget adjustments of several projects throughout the program.

- c. Legal: We continue to work with our attorneys at Perkins Coie to update our general conditions and contract document 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 will be presenting the finalized DD phase to the School Board in May, then begin the construction documents (CD) phase of the design. Land use planning, SEPA, and wetland mitigation work is currently underway and will continue through the summer 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. Lindbergh HS Major Remodel – Budget \$37M: Lindbergh HS has multiple major projects scheduled to be completed between 2022 and 2024. Due to the complex nature of this scope of work and the need for a phased schedule during occupied times of the school year, the Capital Planning & Construction team decided to combine these projects into one GC/CM remodel. The project is going to go before the WA State Project Review Committee (PRC) for GC/CM approval in June, with the intent of having a GC/CM contractor selected by the end of summer. This project includes safety/security updates, science classroom updates and additional science classrooms, HVAC updates throughout the building, a locker room remodel, health clinic updates, bathroom remodels, and parking lot resurfacing. The project is scheduled to be complete by 2024.

- c. Renton and Hazen HS Science Classrooms – Budget \$16M: The pre-design report for science classrooms throughout the school district is complete. The design work for Renton and Hazen HS science classroom updates will begin late 2021, with construction expected to take place 2022 through 2023.
- d. 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.
- e. Honey Dew ES HVAC Upgrade – Budget \$4.1M: The contractor has been hired and the pre-construction activities have begun. Some supply issues have been identified because of COVID-19 factory delays. We are working with the contractor to identify methods to complete the project as expediently as possible, with minimal impact to the students, staff, and community.
- f. 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. Bid openings have occurred for all of these projects and pre-construction activities are ongoing.

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

Very Respectfully,



Matt Feldmeyer, Architect  
Executive Director – Capital Planning & Construction