

June 11, 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 contracts, purchasing long lead items, and getting ready for contractor to mobilize at the schools 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 and preparation with the school administrators continues as construction begins. Many of the summer projects are starting to see supply chain delays and concerns, due to COVID-19 and the large increases in national demand for construction materials.

- a. Program schedule: We are finalizing construction contracts for the 2021 summer projects. We also continue 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 and market challenges are providing a high level of complexity for project execution, which the team is planning for and working around. These market conditions are showing negative impacts on our contractors' ability to receive materials on time and deliver summer projects per our expected schedules. We are working with them on accomplishing critical tasks during the summer; while creating follow-up phases of evening/weekend work during the fall, as materials are delivered.
- 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 30th, 2021, we have requested \$6.57 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. Risk: Capital programs carry a certain amount of risk, based on variables such as market conditions, weather, contractor availability, and many others. Risk can affect project schedules, budgets, and scope of work. The Capital Planning & Construction team continuously review and consider these risks when planning, designing, and building projects. 2021 has been identified as a period of elevated risk for all construction projects, by our consultants and legal counsel. Factories are seeing lower levels of productivity, contractors have less available labor, and COVID-19 precautions have created inefficiencies for all construction sites. We have currently identified several projects that will need to continue into the school year because of this elevated risk. The project managers are planning to complete as much work as possible during the summer, and are working with school leadership to plan for after-hours work or weekend work that may need to occur in the fall of 2021.
- d. 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.
- e. 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.
- f. 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 is working on the construction documents (CD) phase of the new elementary school project. The City of Renton has set a date for our land use hearing examiner for mid-July. SEPA review is ongoing, with an MDNS expected to be issued in the near future. Wetland mitigation work is also underway with no issues reported by the US Army Corps of Engineers to date. Cornerstone General Contractors is working as the GC/CM, and is 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 \$36M: 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 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,

A handwritten signature in black ink, appearing to read "Matt Feldmeyer", with a long horizontal flourish extending to the right.

Matt Feldmeyer, Architect
Executive Director – Capital Planning & Construction