

July 9, 2021

To: Dr. Damien Pattenau, Superintendent of Schools

Cc: Dr. Fred Maiocco, Assistant Superintendent & CFO

Subject: Monthly Capital Program Update

Program Summary

The Capital Planning & Construction team members are working with their contractors to mobilize and start construction throughout the district. As of the first week of July, we have contractors actively working at 18 different schools and support buildings. The project managers are actively engaged with each construction team and working to keep projects moving as efficiently as possible. Supply chain delays continue to be a concern, but our project managers and consultants are working on creative solutions to keep our projects moving. The team is also working on programming, pre-design, and design for our larger construction projects that will begin in 2022.

- a. Program schedule: COVID-19 and market challenges are providing a high level of complexity for project execution. Many projects are moving forward according to our original schedule, but several contractors are requesting product substitutions or time extensions. We are working with them on a variety of solutions, while focusing on accomplishing all critical tasks during the summer. In some cases, we will need to allow for follow-up phases of evening/weekend work during the fall, as materials are delivered. We also continue to work on pre-design and design for several of the major multi-year projects.
- b. Program costs and change orders: During 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 June 30th, 2021, we have requested \$6.95 million in additional project funds from the 2019 bond contingency. However, we have also been able to return approximately \$7.84 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 risks that are affected by variables such as market conditions, weather, contractor availability, and many others. Risk can negatively affect project schedules, budgets, and the scope of work. 2021 has been identified by our consultants and legal counsel as a period of elevated risk for all construction projects. 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, while 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, regarding how to proceed with projects that have a higher potential for risk during the COVID-19 pandemic.
- e. Workload: We are actively starting construction for 70+ summer projects, and the school sites are very busy with contractor mobilizations. There are several school sites where we have four or more contractors working on separate projects simultaneously. 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 of July 20th. SEPA review has been finalized and an MDNS was issued by the Renton School District during the first week of July. 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 was approved by the WA State Project Review Committee (PRC) for GC/CM in June. We intend to have a GC/CM contractor selected by the end of summer. This project includes safety/security updates, science classroom updates, additional science classrooms, HVAC updates throughout the building, a locker room remodel, health clinic updates, bathroom remodels, and parking lot resurfacing.

- 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 in 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 athletic courts, 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 mobilized, and construction has begun. Some supply issues have been identified because of COVID-19 delays. We are working 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. All these projects are currently under construction.

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