



CAPITAL PLANNING AND CONSTRUCTION

August 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 working with their contractors to wrap up construction projects throughout the district. As we move into August, we are seeing school staff return to their buildings and many of them are beginning their work in a state of very active construction. The project managers are engaged with each schools' leadership team and construction team to minimize disturbance and keep projects moving forward. The team is also working on programming, pre-design, and design for several 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. Major projects for 2022 & 2023 are continuing as planned and several of those projects are currently in the pre-design and design phases.
- 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 July 30th, 2021, we have been able to balance project budgets and have not needed to utilize any of the original \$16.25M bond program contingency.
- 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

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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 working on construction for 70+ summer projects, and the school sites are very busy with contractor activity. There are several school sites where we have four or more contractors working on separate projects simultaneously. The Capital Planning and Construction project managers 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 accessible 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 and school startup in September.

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. We had a successful hearing examiner review and decision with the City of Renton & our SEPA review is complete. Wetland mitigation work is 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). Construction activity will be starting at the site in spring of 2022. The school is expected 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. We are actively working to select a GC/CM contractor 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 during 2022 and 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: All classroom HVAC units have been installed on the roof and ductwork is currently being installed. Supply issues for the HVAC equipment in the large spaces have been delayed due to COVID-19 market effects. We to work on mitigation plans and have plans to provide temporary ventilation, with minimal impact to the students, staff, and community.
- f. Other HVAC Upgrade Projects – Budget \$5.2M: The District is installing new HVAC systems at eight additional schools during the summer of 2021. In addition to the Honey Dew ES project mentioned previously, there are ongoing 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