



CAPITAL PLANNING AND CONSTRUCTION

September 10, 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 have completed approximately half of the summer projects, and we continue to work with our contractors to finalize the remaining construction projects throughout the district. As we move into September, staff and students have returned to their school buildings. Our team has worked very hard to create a functional school environment for all returning building occupants, while keeping the momentum strong for contractors that now must work evening and weekend shifts. The project managers are engaged with each schools' leadership team and construction team to minimize disturbance and provide comfortable learning environments. The team is now starting to review our summer project list for 2022 and continues to work on programming, pre-design, and design for several larger construction projects that will be ongoing through 2022, 2023, & 2024.

- 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 have requested product substitutions or time extensions. We are working with our contractors on a variety of solutions, as well as identifying methods for completing all remaining work during evenings and weekends. Major projects for 2022, 2023, & 2024 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. While we have needed to request additional funds for certain projects, others have been completed under-budget. As of August 31st, 2021, we have been able to balance the program budget and have not needed to utilize any of the original \$16.25M bond program contingency.

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- c. Risk: Capital programs carry risks that are affected by variables such as market conditions, weather, contractor availability, etc. 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 construction sites. We are actively working on several projects that will need to continue into the school year because of this elevated risk. The project managers were able 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 now needs to occur during 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 have wrapped up 38 projects of the original 70+ summer projects that we planned for this summer. The school sites have been very busy with contractor activity all summer and continue to be after-hours. Due to material delays and job-site inefficiencies caused by COVID-19, our project managers are still working to keep contractors working at a steady pace after moving projects to evening and weekend schedules. The Capital Planning and Construction team is currently 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. After a successful hearing examiner decision with the City of Renton, we have now applied for our right-of-way permit. Additionally, we are finalizing our lot consolidation of the new school site. Wetland mitigation approval is expected from the US Army Corps of Engineers by the end of September. 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 scope of work and the need to complete work during occupied times of the school year, the Capital Planning & Construction team decided to combine these projects into one GC/CM remodel. The GC/CM selection is almost complete, with the final review scheduled to wrap up in September. This project includes safety/security updates, science classroom updates, additional science classrooms, HVAC updates throughout, 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 HS science classroom updates will begin in late 2021, with construction expected to start in 2022. Hazen HS science classroom design work will start in 2022.
- 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 work is complete. Supply issues for the HVAC equipment in the large spaces have delayed the work in these areas until late September. We have provided temporary ventilation for these spaces, 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. Ventilation work is complete for these projects, but work continues on heating, cooling, and fine-tuning on a night and weekend work schedule.

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