

October 12, 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 continuing to wrap up summer projects that were delayed due to market complications. Staff and students have been back in the school buildings for over a month. Contractors have been working at our schools during nights and weekends to wrap up last-minute construction items. Our team continues to address concerns at each school to assure all learning environments are fully functional and fine-tuning of new systems is ongoing. The project managers continue to discuss concerns and schedules for remaining items with each schools' leadership team to minimize disturbance and provide comfortable learning environments. The team is preparing to hire designers for our summer 2022 projects and continue to work on programming, pre-design, and design for several large construction projects that will be ongoing through 2022, 2023, & 2024.

- a. Program schedule: COVID-19 and market challenges provided a high level of complexity for project execution during the summer of 2021. Many projects were completed according to our original schedule, but several contractors have had trouble receiving products on time or providing necessary labor. We are working with those contractors on a variety of solutions to prevent any delays to our overall program schedule, including completing all remaining work during evenings, weekends, and upcoming school breaks. 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 October 1st, 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.

- 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 completed construction work for most of the original 70+ summer projects that we planned for this summer. The school sites continue to be busy with contractors working after-hours and on weekends. 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 to complete and closeout 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 updated pages for our major projects. 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 project schedules for night and weekend work at with principals, school administrators, and district leadership.

Major Project Updates

- a. Elementary School #16 – Budget \$60M: The design team is approaching 75% completion of the construction documents (CD) phase. We are reviewing right-of-way requirements with the City of Renton while working through our permit approval. Additionally, we are finalizing our lot consolidation of the new school site, with City Council review likely in November. Wetland mitigation approval is expected soon from the US Army Corps of Engineers, but we have not received a guaranteed date yet. 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. Cornerstone General Contractors were selected as the GC/CM in September and we are beginning pre-construction services with them. 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 has begun and the application to utilize GC/CM for project delivery is underway. 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 City of Renton is planning to go through the bidding phase soon and start construction in late 2021 or early 2022. 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 HVAC installation work is complete. We are currently doing fine-tuning and punch list work for this project.
- f. Other HVAC Upgrade Projects – Budget \$5.2M: The District is installing new HVAC systems at nine schools during the summer of 2021. In addition to the Honey Dew ES project mentioned previously, HVAC updates were completed 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, heating, and air-conditioning work is complete for these projects. Fine-tuning of the systems is ongoing.
- g. Longacres Property Review – Budget unidentified: The Renton School District is currently reviewing opportunities for procuring additional property to support secondary school growth, swing space for upcoming major construction projects, and consolidation of existing support facilities. A potential property that we are reviewing is the current Boeing Longacres site, located southwest of downtown Renton. At this time, the District has made no commitments to purchasing any additional property, but is conducting a

feasibility study of the Longacres site and reviewing other large sites in the school district area.

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". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Matt Feldmeyer, Architect
Executive Director – Capital Planning & Construction