

November 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 the construction site work for all but a few of the 2021 summer projects. Contractors have been working at our schools during nights and weekends to wrap up last-minute construction and punch list items. Our team continues to address concerns at each school assuring all learning environments are fully functional. 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 has hired designers for our 2022 summer 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 continue to provide a high level of complexity for project planning. Project managers are trying to secure bids early and work around anticipated delayed materials and/or labor shortages for upcoming projects. 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 was a period of elevated risk for all

construction projects, and 2022 has been identified by our consultants and legal counsel as having a potentially similar level of risk. 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 methods to prevent negative effects from project risk and have regular conversations with our design teams regarding planning for worst-case scenarios.

- 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.
- e. Workload: We have completed construction work for most of the original 2021 summer projects. A few school sites continue to have contractors working after-hours and on weekends. The Capital Planning and Construction team is currently working to complete and closeout the 2021 summer projects, while working through design on 44 new projects that will occur during the summer of 2022. 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.

Major Project Updates

- a. Elementary School #16 – Budget \$60M: The design team is finalizing the 75% construction documents. 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 scheduled in late 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 has been 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 design work for the Renton HS science classroom updates has begun with Sundberg, Kennedy, Ly-Au Young Architects 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 early 2022.
- e. Honey Dew ES HVAC Upgrade – Budget \$4.1M: All HVAC installation work is complete. We continue to do 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,



Matt Feldmeyer, Architect
Executive Director – Capital Planning & Construction