

January 10, 2022

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 have just wrapped up several small projects over winter break and are continuing to work through the design process for next summer's projects.

- a. Program schedule: Major projects for 2022, 2023, & 2024 are continuing as planned and several of those projects are currently in the pre-design and design phases. 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. The following projects have had schedule changes or delays:
  - i. Hazen High School – Upgrade Theater Sound and Projection Systems (2019 Bond Project 1945): Specialty lighting and technology were delayed by COVID market conditions for this project, so the schedule was shifted from summer of 2021 to winter and spring break of 2021. Some construction work was completed during winter break and additional work will be required during spring break 2022.
  - ii. Renton High School – Replace Carpet (2019 Bond Project 2000): This project was scheduled to be completed in 2023 summer. Due to the large number of classrooms being updated, we decided to start the work early and phase the project. We completed 1/3 of the school in 2021, and will continue with the work in 2022 and 2023.
  - iii. Sierra Heights Elementary School – Upgrade Fields & Grounds (2019 Bond Project 2009): This project was on the schedule for summer of 2021. However, due to the large size of the field, the stormwater runoff permitting, and the amount of work required to update the field for community use, this project has extended through the fall and (weather permitting) will wrap up soon.
  - iv. Hazen High School – Overlay select parking lot surfaces (2016 Levy Project 1616): This project was originally identified to replace aging asphalt surfaces in the student parking lots. When laying out the areas of work it was acknowledged

that the existing storm sewer system in the north parking lot needed to be updated to remove areas of puddling water and prevent further asphalt damage. The permit process for updating the storm sewer prevented us from accomplishing this work during the summer of 2021. Therefore, we split the project into the south parking lot (phase one) for summer of 2021 and the north parking lot (phase two) including storm sewer updates in the summer of 2022.

- v. Hazen High School – Courtyard Improvements (Candidate Project 1704): This project was approved as a candidate project for 2021 summer. There have been four local union strikes that have now prevented this project from being completed on time. The courtyard was made ready for student ingress/egress through the space by the beginning of the 21/22 school year, but parts of the project are still incomplete and awaiting union strikes to be negotiated, before the remaining scope can be completed.
  - vi. Lindbergh High School – Walk-in Cooler/Freezer Replacement (Candidate Project 1705): This project was completed over winter break 2021.
  - vii. Nelsen Middle School – Walk-in Cooler Replacement (Candidate Project 1706): This project was completed over winter break 2021.
  - viii. Projects that may require delays for the 2022 summer are as follows:
    - Campbell Hill Elementary School – Exterior Upgrades (2019 Bond Projects 1917, 1919, & 1920): Permitting for exterior projects has been slow with King County recently. We will continue to finish the design on this project, but foresee difficulty obtaining a permit in time for summer construction to take place.
    - Dimmitt Middle School – HVAC Upgrades (2019 Bond Project 1929): Roof top air-handling units are delayed 6-8 months because of market conditions. The design for this project is proceeding, but finishing the design, getting permits, and bidding the project will not be complete before spring. This will limit our ability to hire a contractor and get the units ordered in time for a summer installation.
    - Hazen High School – Upgrade Electrical Service – 700 wing (2019 Bond Project 1944): This project will be pushed back because the Hazen HS Pool Modernization and Parking Lot Updates will be ongoing during the summer of 2022. The amount of site access will be severely limited by these other projects, preventing an electrical contractor from having sufficient access to complete the work.
- 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 December 31<sup>st</sup>, 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, with the exception of the delayed projects mentioned above. A few school sites continue to have contractors completing punch list and warranty items 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 RSD Capital Planning & Construction 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 bid documents, with the bid opening scheduled for February. Additionally, we are finalizing our lot consolidation of the new school site, with City Council approval received from the City of Renton in late November. Wetland mitigation approval is expected soon from the US Army Corps of Engineers, but they are experiencing delays due to staff shortages. Cornerstone General Contractors is working as the GC/CM, and is currently providing pre-construction services (including estimation, market analysis, 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. These projects include safety/security updates, science classroom updates, additional science classrooms, HVAC updates throughout, locker room remodel, health clinic updates, bathroom remodels, and parking lot resurfacing. 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 of 2021 and we are working through pre-construction services with them. The design of this project is nearing completion of the design development milestone. Additionally, the design team is working with the City of Renton on permitting requirements and discussing right-of-way improvements that will be required for this project.

- 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 WA State PRC approved the utilization of GC/CM for project delivery on December 2nd. Hazen HS science classroom design work will start in 2022.
- d. Family First Community Center (not a capital program 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 has selected a contractor and plans to start construction in early 2022.
- e. Hazen High School Pool Modernization – Budget \$9.4M (currently waiting to see if we qualify for an additional \$2.9M in King County grants): The Hazen HS Pool is receiving multiple updates, including updating the pool vessel, natatorium finishes, chemical systems, HVAC systems, locker rooms, and staff spaces. BCRA Architects, Hargis Engineers, Coughlin Porter Lundeen, and Water Technology, Inc. have been hired as the design team for this project. Design Development documents have been reviewed and we are currently working on permit documents.
- f. Property Acquisition – 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 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