

April 8, 2022

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 finalizing a few designs for summer projects, but mostly focusing on bid openings and getting contracts in place to begin construction work in June. We are working with district leadership to review project impacts for summer academic programs at schools throughout the district. Additionally, project managers are starting to talk to designers about 2023 summer projects, to get ahead of current market concerns for long lead items.

- a. Program schedule: Major projects are continuing as planned and several projects are currently in the design and bidding 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 material delays 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 of 2022.
 - ii. Renton High School – Replace Carpet (2019 Bond Project 2000): This project was scheduled to be completed in 2023. 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.
 - iii. 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.
- iv. 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.
 - v. 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 March 31st, 2021, we have requested use of \$5.5M of the original \$16.25M bond program contingency. We currently have \$10.75M remaining in the bond contingency for upcoming projects. We have seen extreme inflation for certain building materials in our 2022 project estimates and recent bid openings. We anticipate that we will continue to need to utilize bond contingency funding as we move forward with the 2022 & 2023 construction projects, based on the high-risk construction market.
- 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. 2022 has been identified by our consultants

and legal counsel as having high risk for low material supply, inflation, and labor shortages. We have seen extreme inflation for certain building materials in our recent project estimates and bids. Factories are seeing lower levels of productivity, contractors have less available labor, fuel prices are very high, 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: The Capital Planning and Construction team is currently 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. These major projects will all begin construction in 2022 and continue into 2023.
- 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. Additionally, we have quarterly meetings with the RSD Citizens' Bond Oversight Committee to review the bond program and progress.

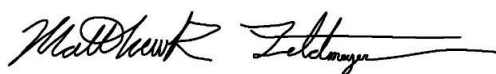
Major Project Updates

- a. Elementary School #16 – Budget \$68.1M: The bids have been opened and the construction contract came in \$8.1M over the estimated price. Value engineering to find project savings are ongoing, but additional bond contingency funds have been added to the project budget to keep construction on schedule. Wetland mitigation approval is almost finalized, with the purchase of wetland bank credits from the City of Renton now approved. Cornerstone GC is working as the GC/CM, and their staff are currently mobilizing to the site in preparation for the start of construction. The school is on schedule to be open to students in the fall of 2023.
- b. Lindbergh HS Major Remodel – Budget \$36M: The Lindbergh HS remodel includes safety/security updates, science classroom additions and updates, HVAC updates throughout, locker room remodel, health clinic updates, bathroom remodels, and parking lot resurfacing. Cornerstone GC has been selected as the GC/CM for this project and we are working through pre-construction with them. The design team is nearing completion of the construction documents for this project and preparing for bidding. The project team are reviewing the construction phasing plan with the school leadership in preparation for an active construction site in an occupied school during the 22/23 school year. Additionally, the design team has finalized permitting requirements with the City of Renton and submitted our site permit application. The building permit application submittal will follow the approval of the site plan application.

- 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 Forma Construction was selected as the GC/CM contractor for this project. Hazen HS science classroom design work has also begun with Integrus Architecture. This project will be completed as a design/bid/build project in 2023.
- 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 started construction of this facility with Comer GC with anticipated completion in the spring of 2023.
- e. Hazen High School Pool Modernization – Budget \$9.4M (recently approved for \$2.7M in King County grants, for a total of \$12.1M): 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. The project is currently out to bid, with a bid opening scheduled in late April.
- f. Sierra Heights Elementary School Safety/Security Updates – Budget under review: Sierra Heights ES was originally designed with the main entry at a different level than the administration office. This has created problems for visitors attempting to navigate from the main entry to the front desk. Integrus Architecture has been hired to design a new main entry, which allows for a clear line of sight from the office to the entry as well as a direct path from the entry to the front desk. A pre-design study is currently underway to determine the best option for redesigning the main office and the sequence of entry at this school.
- g. 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. At this time, the District has made no commitments to purchasing any property. We are conducting a feasibility study of multiple 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