



CAPITAL PLANNING AND CONSTRUCTION

September 30, 2024

To: Dr. Damien Pattenaude, Superintendent of Schools

Cc: Jennifer Farmer, Assistant Superintendent & CFO; Citizens' Bond Oversight Committee

Subject: Quarterly Capital Program Update

Program Summary

The Capital Planning & Construction team members are mostly working to wrap up punch lists for summer construction projects. Students and staff have returned to schools, and we continue to fine tune and complete last-minute items for construction projects that were provided at 13 of our school buildings and sites this summer. Design for major projects at Hazen High School, Renton High School, and Lakeridge Elementary School are ongoing. Additionally, the district is continuing the process of purchasing 42 parcels of property adjacent to Renton High School that will ultimately lead to the construction of the new high school building and athletic fields at the expanded school site.

- a. Program schedule: Most major projects from the 2019 Capital Bond are wrapping up. Remaining projects from that bond program include science classrooms at Hazen, a few fields/grounds updates, HVAC updates, and interior finish updates. Several major projects from the 2023 Capital Bond program are currently in the design process, including Renton High School Replacement, Hazen High School Modernization, as well as seismic/roof/HVAC/security updates at multiple schools.

The following projects have had schedule changes or delays:

- i. Dimmitt Middle School – HVAC Upgrades (2019 Bond Project 1929): Roof top air-handling units were delayed because of market conditions for 2023 & bids came in extremely high for the summer of 2024. So, we have delayed the construction of this project until the summer of 2025. Based on the high bids that were seen in 2024, we have requested additional funds to finish this project in 2025.
- ii. District-wide Tunable LED Lighting Updates (2019 Bond Project 1932): Phase I of this project was completed in the summer of 2022. Phase II was planned for summer of 2023, but material delays in lighting fixtures and planning for summer educational programs required delays for the next phase. Phase II of this project is wrapping up with four schools completed this summer. Phase III will then begin in the summer of 2025.

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- iii. Hazen High School – Science Classroom Updates (2019 Bond Project 1938): This project will be combined with the larger 2023 Bond Project to modernize Hazen High School. We intend to start this construction in 2025.
 - iv. Cascade Elementary School – Field Updates (2019 Bond Project 1921): Recent reviews of fields throughout the school district identified Cascade Elementary as a site with potential to provide a regulation sized little league amenity for multiple sports. This project scope has been modified to provide preparatory work for future major field enhancements at the site. Due to this enhanced scope, the SEPA process for this project prevented work from commencing in 2023. The project is ongoing and will continue through fall/winter of 2024.
 - v. Talbot Hill Elementary School – Fields/Grounds Update (2019 Bond Project 2017): Storm drainage requirements and permitting led to delays in this project. This delayed a portion of the work from being completed during the summer of 2024, as originally planned. Multiple parking lot and entry updates were completed during the summer of 2024, but the field work and storm drainage updates will now be delayed until the spring/summer of 2025.
- b. Program costs and change orders: Additional funds may be required for a project, based on market conditions, or unforeseen scope that is identified during pre-design studies and investigations. 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. As of September 11th, 2024, we have requested use of \$8.7M of the original \$16.3M included in the 2019 bond program contingency. We currently have \$7.6M in unrequested funds remaining in that contingency for remaining projects. No requests have been made for use of the \$33.2M included in the 2023 capital bond 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. We continue to see evidence of high inflation, market challenges, and insurance increases regarding certain building materials in our recent projects. We are actively working on methods to prevent negative impacts to our projects and have regular conversations with our design teams, contractors, and legal counsel regarding planning for worst-case scenarios. Standard practice now includes securing bids early when possible and discussing creative solutions with designers/contractors to anticipate delays and/or labor shortages for upcoming construction projects.
 - d. Legal: Current legal issues that are under review include architecture/engineering contract template updates and property purchases for the Renton High School Replacement & Site Expansion project.
 - e. Workload: The Capital Planning and Construction team is currently working through design for 43 active capital projects that will occur during the current school year and

summer of 2025. There will be additional projects added to the 2025 project list once the candidate project process and levy project prioritization is finished in December of 2024. Funding for these projects is provided by the 2019 Capital Bond, 2022 Capital Levy, and 2023 Capital Bond. Team members are also supporting CTE and technology levy funded projects.

- f. Communications: We continue to work on improvements to the RSD Capital Planning & Construction webpage, including updates for our major projects. These pages are intended to provide summary 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 (CBOC) to review the bond program and progress.

Major Project Updates

- a. Lindbergh HS Phased Remodel – Budget \$36M: The Lindbergh HS remodel includes safety/security updates, science classroom additions and updates, HVAC updates, locker room remodel, health clinic updates, bathroom remodels, and parking lot resurfacing. The final phase of the project including parking lot resurfacing, is complete.
- b. Hazen High School Pool Modernization – Budget \$13.1M (including \$2.7M in King County grants): The Hazen HS Pool has received multiple updates, including the pool vessel, natatorium finishes, chemical systems, HVAC systems, locker rooms, and staff spaces. This project is now complete except for punch list items. King County grant reimbursement funding has been received by the school district. Final negotiations with the contractor for change order work is ongoing.
- c. Hazen High School Main Building Modernization – Budget \$78.5M: The Hazen HS modernization includes safety/security updates, science classroom updates, HVAC updates throughout the building, updated roofing, and interior finish updates throughout the building. Integrus Architecture has been hired to lead the design team on this project and Forma has been hired as our GC/CM partner. The Design Development stage is complete. We are currently working through cost estimating and permit preparation. Additionally, we are working to finalize the D5 form for OSPI – SCAP funding.
- d. Sierra Heights Elementary School Safety/Security/Seismic Updates – Budget \$16.3M: The project scope includes relocating the main office to a location that will allow for visibility and increased safety. This work will be done in tandem with seismic system updates and will be phased with some work starting in the fall of 2023 and the remainder in 2024. Bayley Construction was hired as our GC/CM partner for this project. This project is currently under construction with the new administration/reception area complete and operations for the 24/25 school year. Entry updates, exterior paint, and seismic work continues in other areas of the building. Additional phases of construction will continue throughout the 2024/25 calendar year.

- e. Renton High School Replacement – Budget \$314M: The schematic design documents were completed by the design team in early August and distributed to our GC/CM partner Skanska and an independent cost estimating consultant to prepare the schematic design cost estimate. Prior to completion, the schematic design documents were reviewed at "page turn" meetings with RSD Maintenance Staff, RSD Custodial, RSD Nutrition Services, and RSD Technology Services groups for their input. Community engagement efforts continue throughout the 24/25 school year with current students/staff/family members. We continue to work through a permitting timeline with local tribal government, City of Renton, and the FAA.
- f. Property Acquisition – Budget ~\$120M: The Renton School District is currently in the process of purchasing 42 separate parcels adjacent to the Renton High School site. We are working on appraisals, and purchase and sale agreements with all of these property owners during 2024. This will be followed by demolition and site preparation for our future Renton High School replacement and site expansion project.

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