

December 22, 2025

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 are actively working on design, permitting, and bidding for upcoming 2026 summer construction projects. In addition to summer construction projects, construction continues for the Hazen High School Modernization and Lakeridge Elementary School Seismic & Fields Updates. Design for the new Renton High School, Lindbergh Seismic & HVAC Updates, and McKnight Seismic & Security updates continue with plans to start construction for those projects in 2026.

- a. Program schedule: Capital bond projects are proceeding according to the planned schedule with very few delays. Several major projects from the 2023 Capital Bond program are under construction currently, including site preparation for the Renton High School Replacement, Hazen High School Modernization's first phase of construction, and seismic/roof/HVAC/security updates at multiple schools. 2022 capital levy projects will continue into the next summer with many critical systems updates such as intercom/emergency communications, exterior door access control, interior door key system updates, fire & security system upgrades, and more. This will be the final summer of 2022 capital levy projects, with the recently passed capital/technology levy providing opportunities for safety/security, elevators, fire safety, interior finishes and other additional school update projects from 2027 through 2030.

The following projects have had schedule changes or delays:

- i. 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 started construction on the larger project during the summer of 2025, and the science classrooms are expected to be finished during the 2027/28 school year.
- 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 both the quality and completeness of the capital improvement, the Capital Planning & Construction team create reports for these added needs and submit them to district leadership for review and approval.

As of December 15th, 2025, we have requested use of \$13.7M of the original \$16.3M included in the 2019 bond contingency. We currently have approximately \$2.6M in unrequested funds remaining in that contingency for remaining projects. Similarly, we have requested the use of \$4.4M of the original \$33.2M included in the 2023 capital bond contingency. We currently have \$28.4M in available contingency for that program.

- 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. Additionally, there are concerns about the impact from tariffs and the additional costs that will be included to purchase materials while they are in place. 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. We continue to work on securing bids early when possible and discussing creative solutions with designers/contractors to navigate the various risks that are currently impacting the construction market.
- d. Legal: Current legal issues that are under review include property purchases for the Renton High School Replacement & Site Expansion project.
- e. Workload: We are working on project prioritization for the summer of 2026, with 29 projects approved and starting the design process. We recently received funding approval for an additional 19 capital levy projects and are working on budget establishment for those. Additionally, we are working on design and/or construction for 12 major multi-year capital improvement projects. Funding for these projects is provided by the 2019 Capital Bond, 2022 Capital Levy, and 2023 Capital Bond.
- 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 capital program and progress.

Major Project Updates

- a. Renton High School Replacement & Site Expansion – Budget \$434M: We are currently working on construction documents and recently completed the 50% construction document milestone. We are working on the construction estimate for those documents currently. The land-use permit is currently under review with the City of Renton for the

overall project, with a hearing examiner date scheduled in January of 2026. Building permit submittal is planned for this summer. We are continuing to work on the community engagement with a focus on representation of RHS cultures, history, and tradition, and ways to work these items into the design of the school. Additionally, we continue conversations with the City of Renton, PSE, FAA and other stakeholders affected by the project. Lastly, we are working with Skanska on the construction phasing and logistics for four years of active construction.

The Renton High School Replacement & Site Expansion includes purchasing 42 separate parcels adjacent to the existing Renton High School site. We were able to purchase 38 of those parcels through a negotiated purchase and sale agreement as of early September. The remaining four parcels were purchased through condemnation and funds were deposited for those properties in early September. All residents are working towards finding new homes or places of business, collaborating with our relocation consultant and their realtors. As property purchases are finalized, we continue working with the City of Renton on a demolition and site preparation project for Renton High School's site expansion. The SEPA process for the final phase of demolition is included with the larger Renton HS project, which recently concluded with a mitigated determination of non-significance (MDNS) being issued in December of 2025. This MDNS addressed comments that were submitted by the City of Renton, Duwamish Tribe, and WA DAHP.

- b. Hazen High School Main Building Modernization – Budget \$122.6M (includes \$18.3M in 2019 bond funding for turf baseball/softball fields & science classrooms & \$26.9M in OSPI-SCAP funding for the modernization): The Hazen HS modernization includes safety/security updates, science classroom updates, HVAC updates throughout the building, updated roofing, turf baseball/softball fields, and interior finish updates in many areas of the building. Phase I of construction began in June and is currently on schedule. Construction is complete for the geothermal wells that are west of the high school building. Geothermal well heads and turf for the baseball field will begin in 2026. New shear walls and fiber-reinforced polymer at the roof are currently being installed as part of the seismic upgrades. Additionally, new DOAS units have arrived, and heat pumps are expected to arrive soon as part of the HVAC upgrades.
- c. Lakeridge Elementary School Seismic Updates and Fields/Grounds Improvements – Budget \$12.5M: This project includes seismic structural system updates throughout the entirety of the 1995 built school building. These seismic updates will lead to interior finish updates and building improvements in the impacted areas. Additionally, field, playground, and parking lot improvements will be included with this project. Dykeman Architects is leading the design team for this project, and Lincoln Construction was selected as the GC/CM. Construction began in June and is approximately 30% complete. Work will continue in phases through the summer of 2026. Permits for storm sewer updates have been submitted to King County, with construction of that system to take place in spring/summer of 2026.

- d. Lindbergh High School HVAC Phase II & Seismic Updates - \$27.5M: This project includes voluntary seismic upgrades throughout the classroom and gym buildings, as well as finalizing the updates of the HVAC systems started in the Phase I modernization (including the addition of air conditioning to the school). Dykeman Architects has been selected to provide design services and Absher Construction were selected as the GC/CM. Construction is anticipated to start in the summer of 2026. Currently, the design & construction team are investigating duct leakage issues in the existing tunnels and reviewing feasibility for various seismic upgrades.

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 stroke extending to the right.

Matt Feldmeyer, Architect
Executive Director – Capital Planning & Construction