

June 24, 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 have been working on site investigations and reviewing product submittals in preparation for summer construction projects starting this week. Our contractors are ready to start working as soon as the 24/25 school year ends, and the buildings become available. Summer projects this year include critical updates to safety/security, electrical, HVAC, fields, exterior paint, roofing, kitchen equipment, and many other critical systems that keep our schools functional for the students and staff throughout the school year. In addition to these summer construction projects, major projects at Hazen High School and Lakeridge Elementary School begin construction this summer. Design for the new Renton High School, Lindbergh Seismic & HVAC Updates, and McKnight Seismic & Security updates is ongoing with plans to start construction in 2026.

- a. Program schedule: Most projects from the 2019 Capital Bond are wrapping up. There are 10 remaining projects from that bond program including science classrooms at Hazen HS, a few fields/grounds updates, HVAC updates, and interior finish updates. Several major projects from the 2023 Capital Bond program are starting construction this year, 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 continuing through design & construction. 2016 capital levy projects are closing out completely this spring, while most of the upcoming summer projects are funded by the 2022 capital levy.

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 rebid in the fall of 2024 and delayed construction of this project until the summer of 2025. We requested use of additional funds from 2019 bond contingency based on the high bids in

2024, and now have the funding approved and work scheduled to start this month.

- 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 wrapped up in the summer of 2024. Phase III (final phase) is now scheduled to start this month
 - 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 are starting construction on this project in 2025.
 - iv. Talbot Hill Elementary School – Fields/Grounds Update (2019 Bond Project 2017): Storm drainage requirements and permitting led to delays in this project. This prevented a portion of the work from being completed during the summer of 2024, as originally planned. Remaining scope for the spring/summer of 2025 includes field improvements and storm drainage updates.
- 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 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 June 13th, 2025, we have requested use of \$9.0M of the original \$16.3M included in the 2019 bond contingency. We currently have \$7.3M in unrequested funds remaining in that contingency for remaining projects. A request has been made for use of \$1.5M of the original \$33.2M included in the 2023 capital bond contingency. This request is for the Renton Park Elementary School HVAC updates project.

- 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:** The Capital Planning and Construction team is now working through design for 58 summer projects that will occur during the current school year and summer of 2025. 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:** The design team has recently finalized the design development drawings and specifications. Skanska is now working on the cost estimate update based on the DD documents, which will be reviewed by a third-party estimator for verification. 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. We have also shared the archaeology report with local tribal governments and the Dept. of Archaeology and Historic Preservation.

The Renton High School Replacement & Site Expansion includes purchasing 42 separate parcels adjacent to the existing Renton High School site. We have worked on appraisals, and purchase and sale agreements for all these properties throughout 2024. We have either completed the purchase or are in final negotiation for all except seven of these properties. Moving forward with condemnation may be required to allow for the project permit to stay on schedule for those remaining properties. However, the school district will not be requiring current owners to move immediately if possession is granted. We are also working with a relocation consultant to provide both property owners and tenants with relocation assistance as part of the overall project. As properties are purchased, 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 first phase of demolition is complete and the second phase is ongoing. These two SEPA phases include a total of 32 parcels of property.

- b. **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. Construction documents have been completed by Integrus Architecture and bids have been received from sub-contractors for the project. The final contract amendment has been submitted to the School Board for approval at the 6/25/25

meeting. We are now working on submitting the necessary D-forms to WA OSPI to secure approximately \$29 million in additional school construction assistance program (SCAP) funding for the project. Construction is ongoing for the geothermal system, west of the high school building. Phase I of the building remodel will begin in early July and continue in phases through summer of 2028.

- c. 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 project continuing through the summer of 2025. Our GC/CM partner, Bayley Construction, has completed construction of the new entry vestibule, administration office, exterior paint, ILC & Resource Classrooms (in the former location of the old administration office), and staff and student restroom updates. Door hardware updates are ongoing and almost complete. Bayley will be working on playground improvements, parking lot updates, and commons/gym seismic updates through this summer.
- d. 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 has been chosen to lead the design team for this project, and Lincoln Construction was selected as the GC/CM. Permit drawings have been submitted to King County for the project. Construction is scheduled to begin during the summer of 2025 and will continue through the summer of 2026.
- e. Lindbergh High School HVAC Phase II & Seismic Updates - \$27.5M: This project includes voluntary seismic upgrades through 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 pre-design services and support the GC/CM selection this summer. It is anticipated that they will start full design services this summer also.

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".

Matt Feldmeyer, Architect
Executive Director – Capital Planning & Construction