

March 25, 2026

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 diligently preparing for another very busy summer of school updates and construction projects. Most of our construction contracts are in place for this summer's work, with a few projects in the final stages of design and have upcoming bid dates in April. In addition to this year's summer projects, construction continues for the larger scale multi-year projects, including the Hazen High School Modernization and Lakeridge Elementary School Seismic & Fields Updates. Design for the Renton High School Replacement, Lindbergh Seismic & HVAC Updates, and McKnight Seismic & Security updates are nearing completion 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 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, elevator modernization, 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 March 17th, 2026, we have requested use of \$14.9M of the original \$16.3M included in the 2019 bond contingency. We currently have approximately \$1.4M in unrequested funds remaining in that contingency. Similarly, we have requested the use of \$6.5M of the original \$33.2M included in the 2023 capital bond contingency. We currently have \$26.7M of available contingency for that program.

- c. Risk: Capital programs carry risks that are affected by variables such as market conditions, weather, contractor availability, etc. Risks 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 for our recent projects. Additionally, there are concerns about the impact of tariffs and the additional costs that will be included in the purchase of materials while they are in place. We are actively working on methods to prevent negative impacts on 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 and discuss 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 and tenant relocations for the Renton High School Replacement & Site Expansion project.
- e. Workload: We are working on finalizing construction contracts for the summer of 2026, with 48 active construction projects occurring this year. Included in those projects are active design and/or construction for nine 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 have recently achieved multiple important milestones for this project. Our PUD (land-use) approval was received from the hearing examiner, which allows the project to proceed with permitting. Additionally, we have received FAA approval for the heights of the building and site elements that will impact the runway area of Renton Municipal Airport. We are also getting very close to finalizing the required permits from the WA State Dept. of Archaeology and Historic Preservation. We are actively working on the interior design for the school and focusing heavily on representation of RHS cultures, history, and tradition. Additionally, we continue conversations with the City of Renton, PSE, KC Public Health, and other stakeholders affected by the project. Lastly, we are working with Skanska and school/district leadership on construction phasing and logistics for four years of active construction at the site.

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 September of 2025. 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. To date, we have demolished approximately 35 structures and have three occupied residential structures and two commercial structures remaining on the site currently.

- 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, seismic structural system 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. New shear walls and fiber-reinforced polymer at the roof are currently being installed as part of the seismic upgrades. Additionally, new HVAC units have arrived and updated ductwork and electrical systems are actively being installed. Stormwater updates and electrical infrastructure improvements are ongoing on the building site.
- 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 of 2025 and is approximately 65% complete. Work will continue in phases through the summer of 2026. Phase four of the project includes seismic updates at the gym, library, and corridors as well as cafeteria/kitchen updates and storm detention improvements, will take place in the 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 continuing 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. An early bid package for seismic upgrades at the skybridge and air leak improvements in the tunnels will open in April. Construction for this work is anticipated to start in the summer of 2026. Design work for the overall project will continue into the fall of 2026, with the larger construction project beginning in 2027.

Please contact me with additional questions or concerns. I can 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