

# Lake Washington School District Facility Advisory Committee Project Options

April 2, 2020



Project	Scope	New Square Footage	Existing Student Capacity	New Student Capacity	Existing Classrooms	New Classrooms	Total Classrooms	Demo Costs for Replacement Projects	Total Project Budget June 2022	\$ Per New Teaching Station	June 2023 Escalation		June 2024 Escalation		June 2025 Escalation		June 2026 Escalation	
											Low	High	Low	High	Low	High	Low	High
											3%	8%	3%	8%	3%	8%	3%	8%
											3.0%	8.0%	6.1%	16.6%	9.3%	26.0%	12.6%	36.0%
<b>New Elementary</b> (Per Current Model)	30 Standard Classrooms (5 Classrooms per Pods/ 6 Pods) 34 Total Teaching Stations 690 Student Capacity 78,000 SF of Program Area	78,000	NA	690	NA	30	30	NA	\$ 58,500,000	\$ 1,950,000	\$ 60,255,000	\$ 63,180,000	\$ 62,062,650	\$ 68,234,400	\$ 63,924,530	\$ 73,693,152	\$ 65,842,265	\$ 79,588,604
<b>New Elementary</b> (Smaller than Current Model)	24 Standard Classrooms (4 Classrooms per Pods/ 6 Pods) 28 Total Teaching Stations 552 Student Capacity 66,000 SF of Program Area	66,000	NA	552	NA	24	24	NA	\$ 49,500,000	\$ 2,060,000	\$ 50,985,000	\$ 53,460,000	\$ 52,514,550	\$ 57,736,800	\$ 54,089,987	\$ 62,355,744	\$ 55,712,686	\$ 67,344,204
<b>New Elementary</b> (Smaller than Current Model)	18 Standard Classrooms (3 Classrooms per Pods/ 6 Pods) 22 Total Teaching Stations 414 Student Capacity 50,000 SF of Program Area	50,000	NA	414	NA	18	18	NA	\$ 37,500,000	\$ 2,080,000	\$ 38,625,000	\$ 40,500,000	\$ 39,783,750	\$ 43,740,000	\$ 40,977,263	\$ 47,239,200	\$ 42,206,580	\$ 51,018,336
<b>Elementary School Classroom Addition</b>	8 Classrooms 184 Student Capacity 18,000 SF of Program Area	18,000	Varies	184	NA	8	8	TBD	\$ 13,500,000	\$ 1,690,000	\$ 13,905,000	\$ 14,580,000	\$ 14,322,150	\$ 15,746,400	\$ 14,751,815	\$ 17,006,112	\$ 15,194,369	\$ 18,366,601
<b>Elementary School Core Expansion</b>	Gym or Commons Expansion (3,500 SF Gym/ 1,500 SF Commons)	5,000	Varies	NA	NA	NA	NA	TBD	\$ 3,750,000	NA	\$ 3,862,500	\$ 4,050,000	\$ 3,978,375	\$ 4,374,000	\$ 4,097,726	\$ 4,723,920	\$ 4,220,658	\$ 5,101,834
<b>Replace &amp; Enlarge Elementary School</b>	30 Standard Classrooms (5 Classrooms per Pods/ 6 Pods) 34 Total Teaching Stations 690 Student Capacity 78,000 SF of Program Area	78,000	Varies	690	NA	30	30	\$ 600,000	\$ 59,100,000	\$ 1,970,000	\$ 60,873,000	\$ 63,828,000	\$ 62,699,190	\$ 68,934,240	\$ 64,580,166	\$ 74,448,979	\$ 66,517,571	\$ 80,404,898
<b>New Middle School</b>	24 Standard Classrooms, 39 Total Teaching Stations 900 Student Capacity 134,000 SF of Program Area	134,000	NA	900	NA	30	30	NA	\$ 100,500,000	\$ 3,350,000	\$ 103,515,000	\$ 108,540,000	\$ 106,620,450	\$ 117,223,200	\$ 109,819,064	\$ 126,601,056	\$ 113,113,635	\$ 136,729,140
<b>Replace &amp; Enlarge Middle School</b>	24 Standard Classrooms, 39 Total Teaching Stations 900 Student Capacity 134,000 SF of Program Area	134,000	NA	900	NA	30	30	\$ 1,000,000	\$ 101,500,000	\$ 3,380,000	\$ 104,545,000	\$ 109,620,000	\$ 107,681,350	\$ 118,389,600	\$ 110,911,791	\$ 127,860,768	\$ 114,239,144	\$ 138,089,629
<b>Middle School Classroom Addition</b>	8 Standard Classrooms 240 Student Capacity 15,800 SF of Program Area	15,800	Varies	240	NA	8	8	TBD	\$ 11,850,000	\$ 1,480,000	\$ 12,205,500	\$ 12,798,000	\$ 12,571,665	\$ 13,821,840	\$ 12,948,815	\$ 14,927,587	\$ 13,337,279	\$ 16,121,794
<b>Middle School Core Expansion</b> (New Gym/Commons)	Gym or Commons Expansion (6,500 SF Gym/ 3,500 SF Commons)	10,000	Varies	NA	NA	NA	NA	TBD	\$ 7,500,000	NA	\$ 7,725,000	\$ 8,100,000	\$ 7,956,750	\$ 8,748,000	\$ 8,195,453	\$ 9,447,840	\$ 8,441,316	\$ 10,203,667
<b>New High School</b>	36 Standard Classrooms, 81 Total Teaching Stations 2,024 Student Capacity 302,537 SF of Program Area	302,537	NA	2024	NA	81	81	NA	\$ 226,902,750	\$ 2,800,000	\$ 233,709,833	\$ 245,054,970	\$ 240,721,127	\$ 264,659,368	\$ 247,942,761	\$ 285,832,117	\$ 255,381,044	\$ 308,698,686
<b>Redmond High School Classroom Addition</b>	14 Standard Classrooms 372 Student Capacity 26,000 SF Addition	26,000	1,939	372	73	14	87	TBD	\$ 19,500,000	\$ 1,390,000	\$ 20,085,000	\$ 21,060,000	\$ 20,687,550	\$ 22,744,800	\$ 21,308,177	\$ 24,564,384	\$ 21,947,422	\$ 26,529,535
<b>Eastlake High School Classroom Addition</b>	8 Standard Classrooms 212 Student Capacity 11,200 SF Addition	11,200	2,083	212	93	8	101	TBD	\$ 8,400,000	\$ 1,050,000	\$ 8,652,000	\$ 9,072,000	\$ 8,911,560	\$ 9,797,760	\$ 9,178,907	\$ 10,581,581	\$ 9,454,274	\$ 11,428,107
<b>Junaita High School Pool &amp; Fieldhouse Refurbishment</b>	Refurbishment of Pool, Pool deck, Pool locker rooms, Fieldhouse locker rooms, Training room, Weight room and Matt room								\$ 22,400,000		\$ 23,072,000	\$ 24,192,000	\$ 23,764,160	\$ 26,127,360	\$ 24,477,085	\$ 28,217,549	\$ 25,211,397	\$ 30,474,953
<b>New Choice School</b>	20 Classrooms 460 ES Student Capacity 600 MS Student Capacity 640 HS Student Capacity 50,000 SF of Program Area	50,000	NA	460 600 640	NA	20	20	NA	\$ 37,500,000	\$ 1,880,000	\$ 38,625,000	\$ 40,500,000	\$ 39,783,750	\$ 43,740,000	\$ 40,977,263	\$ 47,239,200	\$ 42,206,580	\$ 51,018,336
<b>New Choice School</b>	24 Classrooms 552 ES Student Capacity 720 MS Student Capacity 768 HS Student Capacity 58,000 SF of Program Area	58,000	NA	552 720 768	NA	24	24	NA	\$ 43,500,000	\$ 1,810,000	\$ 44,805,000	\$ 46,980,000	\$ 46,149,150	\$ 50,738,400	\$ 47,533,625	\$ 54,797,472	\$ 48,959,633	\$ 59,181,270
<b>Early Learning Center</b>	12 Standard Classrooms 180 Student Capacity 28,000 SF of Program Area	28,000	NA	180	NA	12	12	NA	\$ 21,000,000	\$ 1,750,000	\$ 21,630,000	\$ 22,680,000	\$ 22,278,900	\$ 24,494,400	\$ 22,947,267	\$ 26,453,952	\$ 23,635,685	\$ 28,570,268
<b>Land</b>	15-40 Acres	NA	NA	NA	NA	NA	NA	NA	\$ 40,000,000	NA	\$ 41,200,000	\$ 43,200,000	\$ 42,436,000	\$ 46,656,000	\$ 43,709,080	\$ 50,388,480	\$ 45,020,352	\$ 54,419,558

\* Capacity Assumptions - Elementary Schools 23 students/classroom  
Middle Schools 30 students/classroom  
High Schools 83% of 32 students/classroom