



LAKE WASHINGTON SCHOOL DISTRICT

Facility Advisory Committee (FAC)

November 16, 2023



# Agenda

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5:00 – 5:05 p.m. – Welcome

5:05 – 5:15 p.m. – Review Feedback from last meeting

5:15 – 5:30 p.m. – Review of Aging Facilities

5:30 – 6:00 p.m. – Building Excellence Recommendation Review

6:00 – 6:05 p.m. – Break

6:05 – 6:25 p.m. – Group Work

6:30 – 7:00 p.m. – Tour of Evergreen Middle School

# Review Last Meeting Advice and Feedback

- What are considerations as we work with board on next steps?
- From your individual perspective and the perspective of people you would represent, what are your highest priority values? Lowest priority?



A photograph of a classroom. A male teacher with glasses and a blue jacket is sitting at a desk, smiling and talking to a group of students. The students are sitting at their desks, some looking at the teacher. In the background, there are whiteboards with text and a grid, and posters on the wall including one that says "TOGETHER EVERYONE ACHIEVES MORE".

# Aging Facilities Review

# Aging Facilities Definition

Aging facility is a school that meets one of the following criteria:

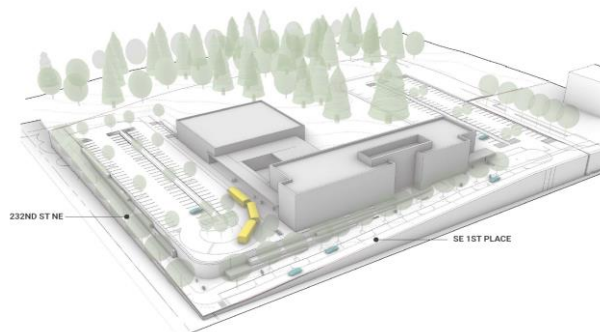
- Does not meet the standards within the LWSD Educational Specification for school space
- Has reached or exceeded expected useful life
- Is more than 40 years old and has not received an upgrade, remodel or replacement as part of the district's facility strategy which commenced in 1998

# Aging Facilities - Pre-Design Activities

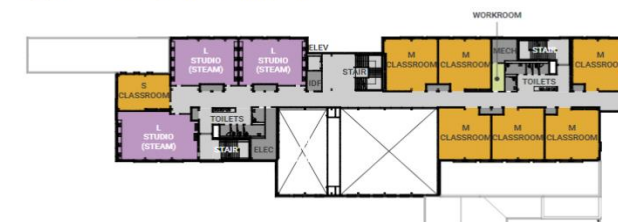
- Previous FAC recommended having renderings (pre-design) of projects to support future funding measures
- Shared pre-design recommendation at March 2023 study session
- Design up to 50% Schematic
  - Alcott ES & Smith ES – GC/CM
  - Evergreen MS & Kamiakin MS – Progressive Design Build
- Pre-design activities underway
- \$800,000 per project = \$3.2 million

Schematic Design 50%

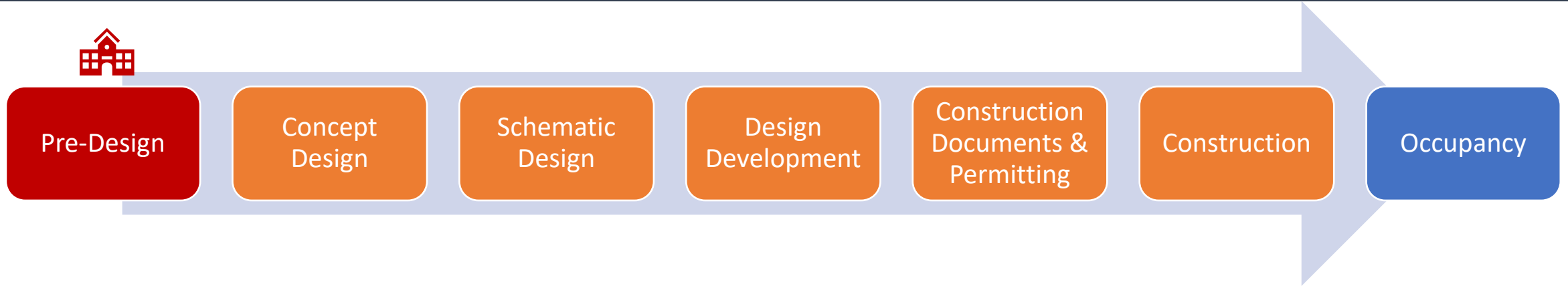
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Upper Level Program Assumptions



# Alcott ES & Smith ES



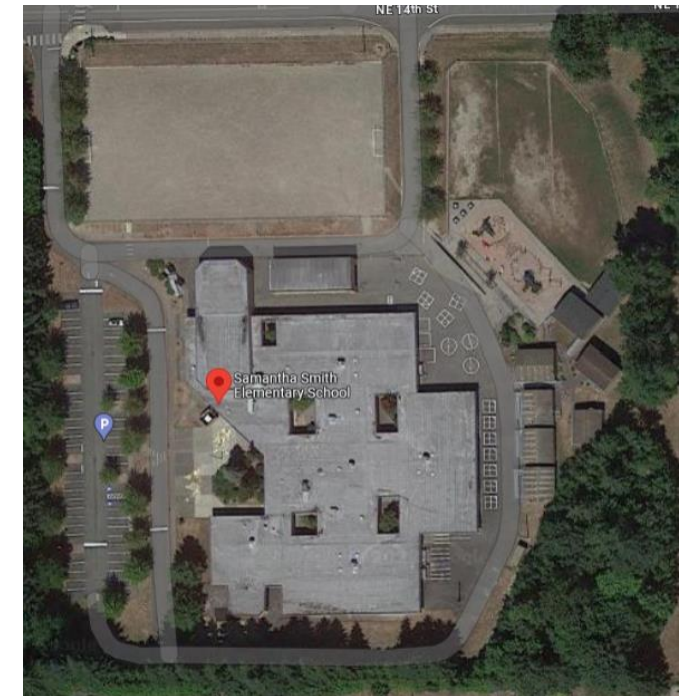
## Design / Construction Team + Schedule

- Architect: Mahlum Architects
- GC/CM: Skanska
- 50% Schematic: Feb/Mar 2024
- Potential construction start: TBD
- Potential occupancy: TBD

# Alcott ES & Smith ES

**Program Summary:**  
***Up to 3 Stories (78,000 GSF)***  
***Estimate: \$80.4M***

- 30 Standard Classrooms
- 34 Teaching Stations
- 690 Student Capacity



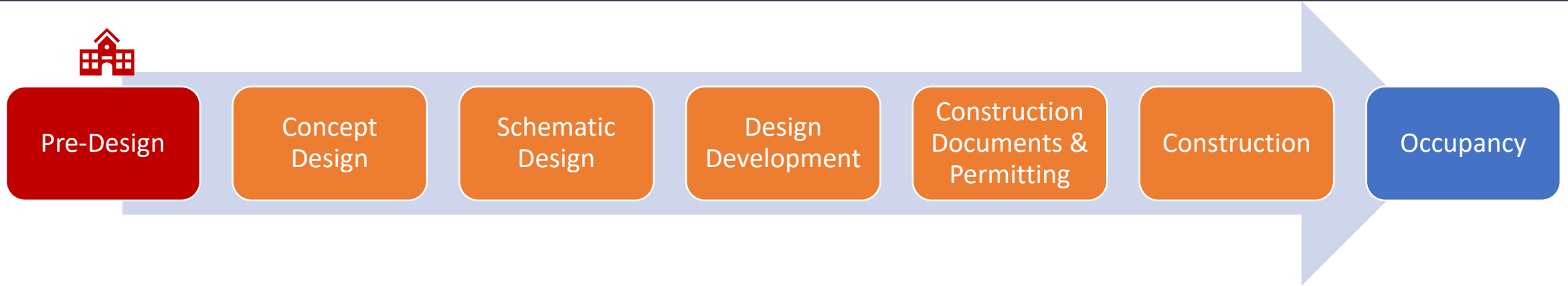
# Alcott ES & Smith ES - GAPS

- Prototypical outdoor campus style design
- HVAC system(s) beyond useful life
- Single story
- Exterior hallways & courtyards
- Small kitchens
- No separate gym/commons
- No shared instructional areas
- Aged portables
- 1986 Alcott  
1988 Smith



	Alcott ES	Smith ES
<b>Educational Specifications - GAPS</b>		
Lack of small group rooms	☒	☒
Lack of shared instructional areas	☒	☒
Line of sight challenges	☒	☒
Fewer classrooms (count)	21	19
Lack of art and science rooms	☒	☒
Smaller music room(s)	☒	☒
Single shared gym/commons	☒	
Smaller kitchen	☒	☒
Smaller main office spaces	☒	☒
Smaller health room	☒	☒
Exterior hallways	☒	☒
No separation of bus/parent loops	☒	
Interconnected classroom access	☒	☒
<b>Current Code - GAPS</b>		
Building code	☒	☒
Fire Life Safety systems	☒	☒
Energy - HVAC	☒	☒
<b>Portables - COUNT</b>	12	8

# Evergreen MS & Kamiakin MS



## Design / Construction Team + Schedule

- Progressive Design Build Approval: August 2023
- Design Builder: Lease Crutcher Lewis
- 50% Schematic: Feb/Mar 2024
- Potential construction start: TBD
- Potential occupancy: TBD

# Evergreen MS & Kamiakin MS



**Program Summary:**  
***Up to 3 - Stories (134,000 GSF)***  
***Budget: \$138.1M***

- 24 Standard Classrooms
- 39 Teaching Stations
- 900 Student Capacity



# Evergreen MS & Kamiakin MS

- Exterior courtyards as gathering spaces
- HVAC system(s) beyond useful life
- Single story
- No shared instructional areas
- Line of sight challenges
- Interconnected classroom access
- Aged portables
- 1974 Kamiakin  
1983 Evergreen



	Evergreen MS	Kamiakin MS
<b>Educational Specifications - GAPS</b>		
Lack of small group rooms	☒	☒
Lack of shared instructional areas	☒	☒
Line of sight challenges	☒	☒
Fewer classrooms (count)	31	26
Smaller music room(s)	☒	☒
Smaller main office spaces	☒	☒
Smaller health room	☒	☒
Exterior hallways	☒	
No separation of bus/parent loops	☒	☒
Interconnected classroom access	☒	☒
<b>Current Code - GAPS</b>		
Building code	☒	☒
Fire Life Safety systems	☒	☒
Energy - HVAC	☒	☒
<b>Portables - COUNT</b>	13	7

# Juanita High School Fieldhouse/Pool Refurbishment Needs

- Building was built in 1971
- HVAC/Mechanical
- Pool Infrastructure
- Locker Rooms/Restrooms
- Windows, Ceiling, Doors & Railings
- Fire/Life/Safety
- Lighting upgrades
- Potential to include front entry way expansion



A photograph of a classroom where several students are seated at desks, working on laptops. In the foreground, two girls are focused on their work; one is wearing glasses and a white shirt, while the other has curly hair, wears glasses, and a pink jacket. They are both looking at their laptops. In the background, other students are also working, and a person in a high-visibility vest is partially visible on the right. The text 'Building Excellence Recommendation Review' is overlaid in white at the bottom center of the image.

# Building Excellence Recommendation Review

# Building Excellence Plan

- Bringing Recommendation on Funding and Timing



# Aging Facilities

School	Area	Potential Year Open	Permanent Capacity Added	Estimated Cost (\$ in Millions)*
Alcott Elementary	Redmond/King County	2026	207	\$80.4
Smith Elementary	Sammamish	2028	253	\$93.8
Kamiakin Middle School	Juanita/Kirkland	2027	330	\$149.1
Evergreen Middle School	Redmond/King County	2028	79	\$161.1
JHS Pool/Fieldhouse	Juanita/Kirkland	2026	NA	\$25.1
<b>Subtotal</b>			<b>869</b>	<b>\$509.5</b>
Program Contingency/ Construction Escalation				\$101.9
<b>Total</b>				<b>\$611.4</b>

\*Estimated costs escalated to estimated year open. Pre-Design work will refine estimates. Opening date will depend on cash flow and will add escalation costs. Update by Spring 2024.

# DRAFT Funding Strategy

- Phase II - November 2024 Construction Levy (six-year)
  - Maintains stable tax rate
  - Collections from 2026 to 2031
  - Completes Projects by 2031/2032
- Phase III – Construction Levy renewal TBD

# Building Excellence Plan

DRAFT Funding Strategy

NOV 2024 LEVY

Includes updated 2023 AV  
and 2024 AV estimates

DRAFT Funding Recommendation:

- Levy 2024 –\$621.4 Million – Range of \$32.9 - \$172.99 Million per year

Collection year	Total Rate/\$1,000 AV for Construction*	Change in annual cost for home valued at \$1 Million
2024	\$1.18/\$1,000 AV	Collections from 2026-2031
2025	\$1.18/\$1,000 AV	
2026	\$1.38/\$1,000 AV	Phase II Projects open between 2027 and 2031/32
2027	\$1.48/\$1,000 AV	
2028	\$1.48/\$1,000 AV	\$0
2029	\$1.48/\$1,000 AV	\$0
2030	\$1.48/\$1,000 AV	\$0
2031	\$1.48/\$1,000 AV	\$0

\*Total Capital construction rate includes 2019 Capital Construction Levy and prior bonds to be paid off.

# DRAFT Funding Recommendation

	Project Completion Date (est.)
Critical Needs to Aging Facilities	2024 Levy
Rebuild and Enlarge Alcott Elementary	2027
JHS Fieldhouse/Pool	2028
Rebuild or Expand Kamiakin Middle School	2029
Rebuild or Expand Evergreen Middle School	2031
Rebuild and Enlarge Smith Elementary School	2031/2032

# DRAFT Funding Recommendation

(\$ In Millions)	2024	2025	2026	2027	2028	2029	2030	2031
2024 Levy		\$0	\$32.9	\$59.7	\$65.7	\$128.6	\$161.6	\$172.9
<b>Cumulative</b>		<b>\$0</b>	<b>\$32.9</b>	<b>\$92.6</b>	<b>\$158.3</b>	<b>\$286.9</b>	<b>\$448.5</b>	<b>\$621.4</b>

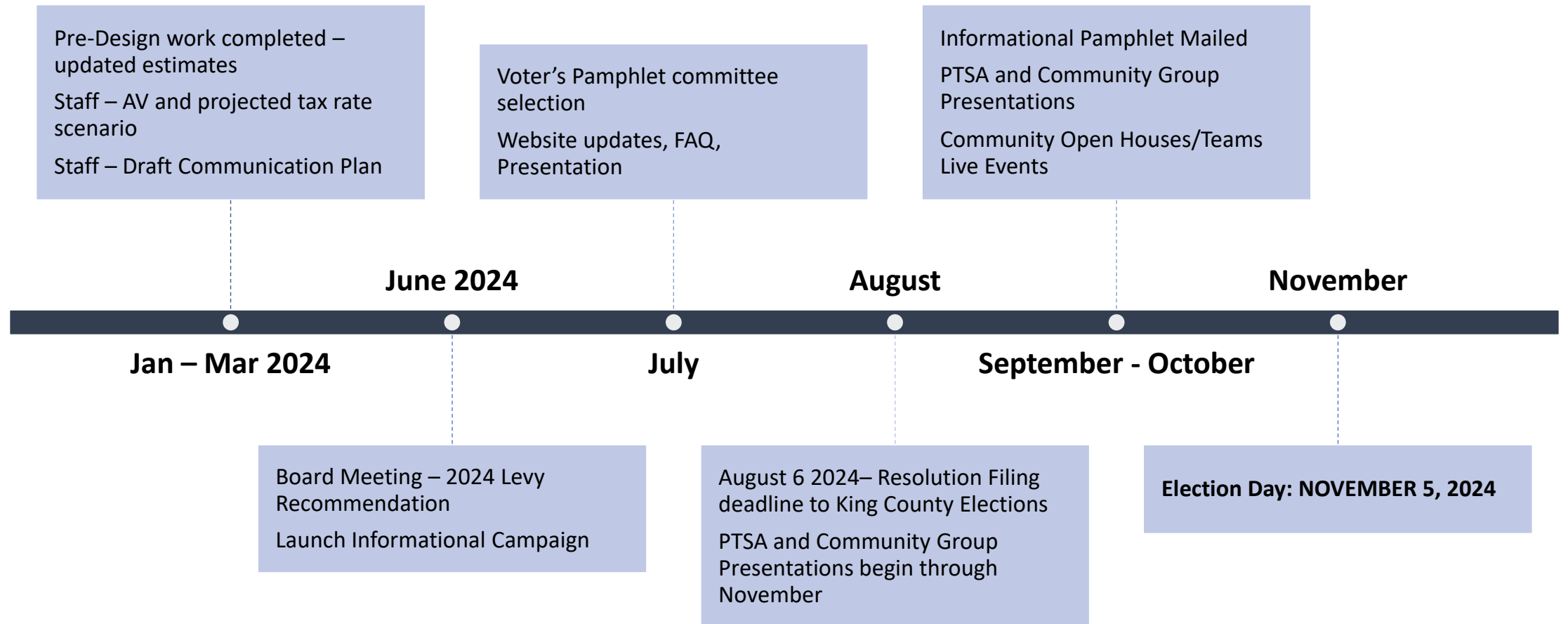
# DRAFT Funding Recommendation

Year	Assessed Value	% Increase	EP&O Levy	Capital Levy	Capital Levy	Construction Capital Levy	Bond	Levy Rate per \$1,000 of Assessed Value			
								EP&O	Capital	Construction	Total
2023	\$110,130,524,588	33.6%	\$85,600,000	\$41,100,000	\$55,000,000		\$54,800,000	\$0.78	\$0.37	\$1.00	\$2.15
2024	\$97,696,528,948	-11.3%	\$89,900,000	\$43,200,000	\$65,000,000		\$50,200,000	\$0.92	\$0.44	\$1.18	\$2.54
2025	\$102,581,355,395	5.0%	\$94,400,000	\$45,300,000	\$65,000,000		\$55,900,000	\$0.92	\$0.44	\$1.18	\$2.54
2026	\$107,710,423,165	5.0%	\$99,100,000	\$47,600,000	\$58,000,000	\$32,900,000	\$58,100,000	\$0.92	\$0.44	\$1.38	\$2.75
2027	\$113,095,944,323	5.0%	\$104,055,000	\$49,980,000	\$56,000,000	\$59,700,000	\$52,100,000	\$0.92	\$0.44	\$1.48	\$2.84
2028	\$118,750,741,540	5.0%	\$109,257,750	\$52,479,000	\$56,000,000	\$65,700,000	\$54,500,000	\$0.92	\$0.44	\$1.48	\$2.84
2029	\$124,688,278,617	5.0%	\$114,720,638	\$55,102,950		\$128,575,000	\$56,400,000	\$0.92	\$0.44	\$1.48	\$2.84
2030	\$130,922,692,547	5.0%	\$120,456,669	\$57,858,098		\$161,629,000	\$32,600,000	\$0.92	\$0.44	\$1.48	\$2.84
2031	\$137,468,827,175	5.0%	\$126,479,503	\$60,751,002		\$172,944,000	\$31,000,000	\$0.92	\$0.44	\$1.48	\$2.84

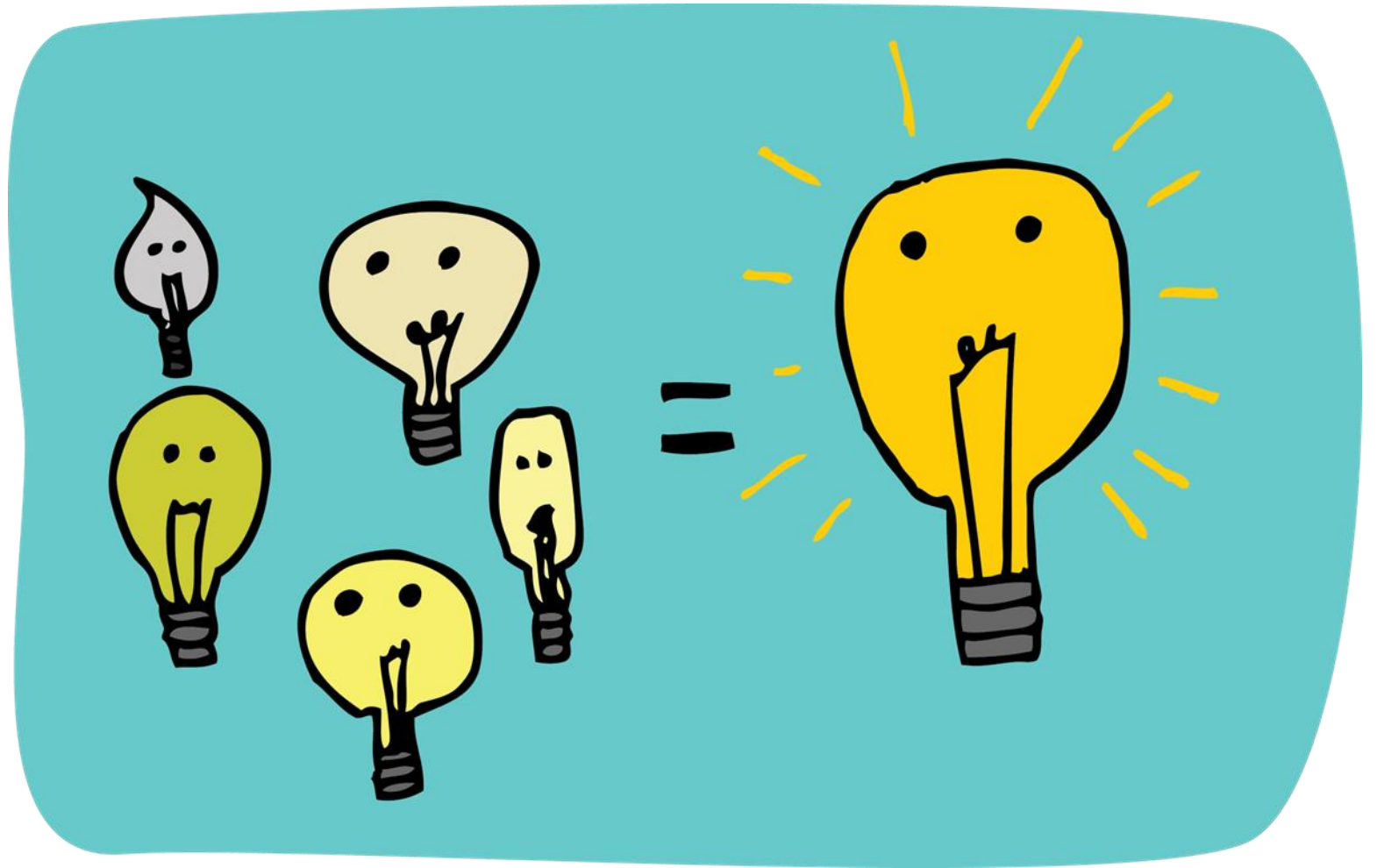
# DRAFT Construction Levy Timeline

## November 2024 Election

*Work Items and Milestones: November 2023 – November 2024*



# Questions



# Committee Meeting Dates

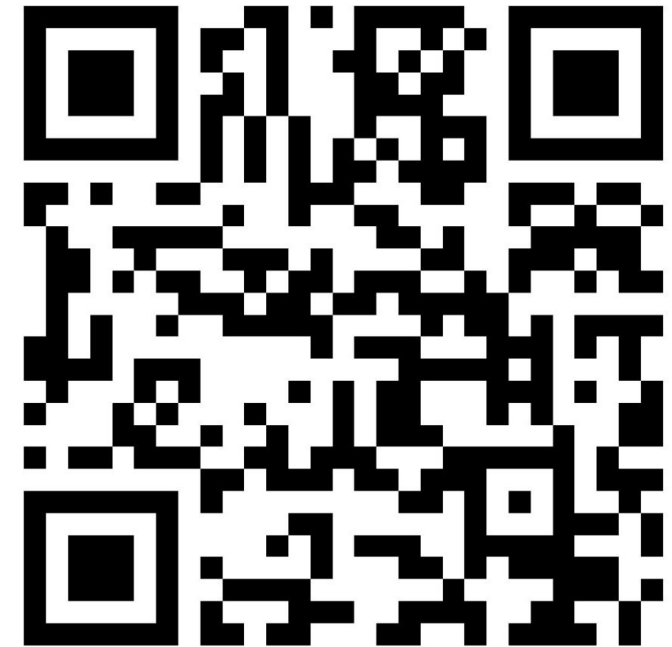
- All meetings held from 5:00-7:00 p.m.

Date	Location
<del>October 12, 2023</del>	<del>Lake Washington High School</del>
<del>November 16, 2023</del>	<del>Evergreen Middle School</del>
January 18, 2024	Juanita High School
February 22, 2024	Alcott Elementary
March 21, 2024	Kamiakin Middle School
April 18, 2024	Tesla Stem High School
May 16, 2024	Kirkland Middle School
June 20, 2024	Resource Center

Before you go...

Please take a few minutes to share your thoughts on potential topics to cover in future Facilities Advisory Committee meetings via our online form.

## Facilities Advisory Committee - Future Meetings



<https://forms.office.com/r/zwsjZeKTW9>



Thank you!