

Lakewood SD Short/Long Range Capital Facilities Plan

CFAC Recommendation to the School Board

October 4, 2023



McGRANAHAN architects

Committee Members

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Board Charter

Review the **previous CFAC Study and Survey** (2011) and facilities improvements completed since then.

Review the **physical conditions** of the district facilities

Evaluate **district operational systems** through the lens of their efficiency and longevity

Review and **revise current space and service standards** as needed

Review district **demographic and student growth projections** to anticipate future needs

Review the **programmatic needs of the district** based on current and anticipated educational trends or requirements, including instructional and educational models likely to be in place in the district

Consider **any other trends, conditions or potential needs** relating to facilities and operations that arise during the Study and Survey process

Update the Board of Directors on a regular basis as determined by the Board

Solicit community input through a variety of methods which may include surveys and/or community forums

Present the new Study and Survey: Long-term Capital Facilities Plan to the School Board that addresses identified needs

Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

| Respondent | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | Average Response | Rank |
|-----------------------------------------------------------|----|----|----|----|----|----|----|----|----|------------------|------|
| Growth/Future Enrollment Capacity | 1 | 2 | 2 | 6 | 1 | 5 | 5 | 1 | 1 | 2.67 | 1 |
| Educational Mission | 3 | 4 | 4 | 1 | 6 | 1 | 1 | 7 | 4 | 3.44 | 2 |
| Facility Condition Improvements to Existing Schools | 2 | 1 | 5 | 4 | 3 | 7 | 3 | 2 | 6 | 3.67 | 3 |
| Equity | 7 | 6 | 1 | 2 | 10 | 2 | 2 | 8 | 9 | 5.22 | 4 |
| Greater Variety of Learning Settings Beyond the Classroom | 4 | 5 | 9 | 5 | 5 | 4 | 4 | 9 | 5 | 5.56 | 5 |
| Support Service Facilities | 6 | 8 | 7 | 9 | 2 | 3 | 9 | 4 | 3 | 5.67 | 6 |
| Longevity & Maintenance | 5 | 3 | 6 | 10 | 4 | 6 | 8 | 3 | 7 | 5.78 | 7 |
| Community Use of District Facilities | 9 | 7 | 3 | 7 | 7 | 9 | 7 | 10 | 2 | 6.78 | 8 |
| Student/Family Support Services | 8 | 10 | 8 | 3 | 9 | 8 | 6 | 6 | 10 | 7.56 | 9 |
| Energy Efficiency & Environmental Responsibility | 10 | 9 | 10 | 8 | 8 | 10 | 10 | 5 | 8 | 8.67 | 10 |

Essential Questions

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Essential Question: Growth

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Permanent Capacity of Current Schools

Lakewood Elementary

323 students, 16 Teaching Stations (20.2)

English Crossing Elementary

403 students, 20 Teaching Stations (20.2)

Cougar Creek Elementary

444 students, 22 Teaching Stations (20.2)

Lakewood Middle School

670 students, 27 Teaching Stations (24.8)

Lakewood High School

850 students, 34 Teaching Stations (25.0)

| Elementary School | Permanent Capacity | Year Built or Remodeled |
|-------------------|--------------------|-------------------------|
| English Crossing | 403 | 1994 |
| Cougar Creek | 444 | 2003 |
| Lakewood | 323 | 1958, 1997 |
| TOTAL | 1,170 | |

| Middle School | Permanent Capacity | Year Built or Remodeled |
|-----------------|--------------------|-------------------------|
| Lakewood Middle | 670 | 1971, 1994, 2002, 2022 |

| High School | Permanent Capacity | Year Built or Remodeled |
|---------------|--------------------|-------------------------|
| Lakewood High | 850 | 2017 |

Enrollment Capacity in Portables

Lakewood Elementary

6 portables, 120 student interim capacity (20)

English Crossing Elementary

2 portables, 40 student interim capacity (20)

Cougar Creek Elementary

4 portables, 80 student interim capacity (20)

Lakewood Middle School

3 portables, 78 student interim capacity (26)

Lakewood High School

0 portables, 0 student interim capacity

District Total

15 portables, 318 student interim capacity

| Elementary School | Relocatable Classrooms | Interim Capacity |
|-------------------|------------------------|------------------|
| English Crossing | 2 | 40 |
| Cougar Creek | 4 | 80 |
| Lakewood | 6 | 120 |
| SUBTOTAL | 12 | 240 |

| Middle School | Relocatable Classrooms | Interim Capacity |
|-----------------|------------------------|------------------|
| Lakewood Middle | 3 | 78 |
| SUBTOTAL | 3 | 78 |

| High School | Relocatable Classrooms | Interim Capacity |
|-----------------|------------------------|------------------|
| Lakewood High | 0 | 0 |
| SUBTOTAL | 0 | 0 |

| | | |
|--------------|-----------|------------|
| TOTAL | 15 | 318 |
|--------------|-----------|------------|

Current Enrollment & Permanent/Portable Capacity

Lakewood Elementary – FTE 426 Students, 2021-22 (PreK-5)

Total capacity: $323 + 140 = 463$ (30% in portables)

June 2023: FTE 470, + 44
(K-5 only, no PS or Trans K)

English Crossing Elementary – FTE 331 Students, 2021-22 (K-5)

Total capacity: $403 + 40 = 443$ (9% in portables)

June 2023: FTE 336, +5

Cougar Creek Elementary – FTE 378 Students, 2021-22 (K-5)

Total capacity: $444 + 80 = 524$ (15% in portables)

June 2023: FTE 359, -19

Lakewood Middle School – FTE 584 Students, 2021-22 (6-8)

Total capacity: $670 + 78 = 748$ (10% of MS in portables)

June 2023: FTE 588, +4

Lakewood High School – FTE 799 Students, 2021-22 (9-12)

Total capacity: 850 (0% of HS in portables)

June 2023: FTE 731, -68

District Total – FTE 2,517 Students

Total capacity: 3,028 students (10.6% in portables)

Growth Projections

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

| Grade | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|
| K | 191.21 | 193.44 | 191.01 | 197.95 | 202.11 | 201.39 | 202.41 | 204.21 | 206.02 | 207.82 | 209.62 | |
| 1 | 188.54 | 195.95 | 198.23 | 195.75 | 202.85 | 207.12 | 206.38 | 207.43 | 209.28 | 211.12 | 212.97 | |
| 2 | 155.00 | 194.66 | 201.33 | 202.69 | 200.15 | 207.41 | 211.77 | 211.02 | 212.09 | 213.98 | 215.87 | |
| 3 | 207.73 | 158.95 | 198.65 | 205.45 | 206.84 | 204.24 | 211.66 | 216.10 | 215.34 | 216.43 | 218.36 | |
| 4 | 203.00 | 214.60 | 164.20 | 203.23 | 210.19 | 211.61 | 208.95 | 216.54 | 221.09 | 220.31 | 221.42 | |
| 5 | 184.94 | 203.31 | 214.92 | 164.45 | 203.54 | 210.51 | 211.93 | 209.27 | 216.87 | 221.42 | 220.64 | |
| 6 | 221.69 | 193.94 | 213.20 | 225.39 | 172.45 | 213.44 | 220.76 | 222.24 | 219.46 | 227.42 | 232.20 | |
| 7 | 205.67 | 229.24 | 200.55 | 220.47 | 233.06 | 178.33 | 220.71 | 228.28 | 229.81 | 226.93 | 235.17 | |
| 8 | 168.02 | 211.79 | 236.06 | 206.51 | 227.03 | 240.00 | 183.63 | 227.28 | 235.07 | 236.65 | 233.68 | |
| 9 | 228.17 | 172.69 | 217.67 | 242.62 | 212.25 | 233.33 | 246.66 | 188.73 | 233.59 | 241.60 | 243.22 | |
| 10 | 207.20 | 226.23 | 171.21 | 215.82 | 240.55 | 210.44 | 231.34 | 244.56 | 187.13 | 231.60 | 239.54 | |
| 11 | 204.03 | 185.65 | 202.69 | 153.40 | 193.37 | 215.53 | 188.55 | 207.28 | 219.12 | 167.66 | 207.51 | |
| 12 | 148.41 | 172.85 | 157.27 | 171.71 | 129.96 | 163.81 | 182.59 | 159.73 | 175.60 | 185.63 | 142.03 | |
| K-5 | 1,130.42 | 1,160.91 | 1,168.35 | 1,169.51 | 1,225.67 | 1,242.28 | 1,253.10 | 1,264.57 | 1,280.68 | 1,291.08 | 1,298.88 | + 169 |
| 6-8 | 595.38 | 634.97 | 649.81 | 652.37 | 632.54 | 631.77 | 625.10 | 677.80 | 684.34 | 691.01 | 701.05 | + 105 |
| 9-12 | <u>787.81</u> | <u>757.40</u> | <u>748.85</u> | <u>783.55</u> | <u>776.12</u> | <u>823.11</u> | <u>849.14</u> | <u>800.30</u> | <u>815.43</u> | <u>826.49</u> | <u>832.31</u> | + 44 |
| Total | 2,513.61 | 2,553.28 | 2,567.02 | 2,605.43 | 2,634.34 | 2,697.16 | 2,727.35 | 2,742.68 | 2,780.45 | 2,808.57 | 2,832.24 | |

Lakewood School District October 2022-23 enrollment and FLO 2023-24 to 2032-33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

10-Year Enrollment Forecast

| School Name | 2022–23 | 2023–24 | 2024–25 | 2025–26 | 2026–27 | 2027–28 | 2032–33 | |
|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| Cougar Creek ES | 357.83 | 368.97 | 375.29 | 384.55 | 407.67 | 417.72 | 451.50 | +94 (26%) |
| English Crossing ES | 325.00 | 333.74 | 341.96 | 343.42 | 367.73 | 372.50 | 383.11 | +58 (18%) |
| Lakewood ES | 446.87 | 458.20 | 451.10 | 441.54 | 450.27 | 452.06 | 464.27 | +17 (4%) |
| K–5 Total | 1,129.70 | 1,160.91 | 1,168.35 | 1,169.51 | 1,225.67 | 1,242.28 | 1,298.88 | +169 (15%) |
| Lakewood MS | 596.10 | 634.97 | 649.81 | 652.37 | 632.54 | 631.77 | 701.05 | |
| 6–8 Total | 596.10 | 634.97 | 649.81 | 652.37 | 632.54 | 631.77 | 701.05 | +105 (18%) |
| Lakewood HS | 787.81 | 757.40 | 748.85 | 783.55 | 776.12 | 823.11 | 832.31 | |
| 9–12 Total | 787.81 | 757.40 | 748.85 | 783.55 | 776.12 | 823.11 | 832.31 | +44 (6%) |
| District-wide Total | 2,513.61 | 2,553.28 | 2,567.02 | 2,605.43 | 2,634.34 | 2,697.16 | 2,832.24 | +318 (13%) |

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Essential Question: Near-Term Needs

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Age and Condition of Schools

Lakewood Elementary

Built 1958, renovation/addition 1997

English Crossing Elementary

Built 1994 – 29 years old

Cougar Creek Elementary

Built 2003 – 20 years old

Lakewood Middle School

Built 1971, ren/addition 1994, 2002 & 2022

Lakewood High School

Built 2017 – 6 years old



Age and Condition of Schools

A team of architects and engineers toured the district's schools and compiled their findings in the OSPI building condition database in the following categories.

Communications

Electrical

Electronic Safety and Security

Equipment

Exterior Horizontal Enclosures

Exterior Vertical Enclosures

Fire Protection

Foundations

Furnishings

HVAC

Integrated Automation

Interior Construction

Interior Finishes

Plumbing

Slabs on Grade

Superstructure

Water and Gas Mitigation

Lakewood High School

Building is performing well

| | |
|-----------------------|-----|
| Excellent (95-100) | 100 |
| Good (85-94) | 90 |
| Fair (62-84) | 62 |
| Poor (30-61) | 30 |
| Unsatisfactory (0-29) | 15 |

Main Building

2018

| | |
|------------------------------------|-------------|
| Foundations | 90 |
| Slabs on Grade | 90 |
| Water and Gas Mitigation | 90 |
| Superstructure | 90 |
| Exterior Vertical Enclosures | 90 |
| Exterior Horizontal Enclosures | 90 |
| Interior Construction | 90 |
| Interior Finishes | 90 |
| Plumbing | 90 |
| HVAC | 90 |
| Fire Protection | 90 |
| Electrical | 100 |
| Communications | 100 |
| Electronic Safety and Security | 100 |
| Integrated Automation | 90 |
| Equipment | 90 |
| Furnishings | 100 |
| Overall Weighted ICOS Score | 91.4 |

Lakewood Middle School

| | |
|-----------------------|-----|
| Excellent (95-100) | 100 |
| Good (85-94) | 90 |
| Fair (62-84) | 62 |
| Poor (30-61) | 30 |
| Unsatisfactory (0-29) | 15 |

| | Bldg 100 Bldg D, Main Office & Gym 1967, 1970 | Bldg 300, Bldg B 1970 | Bldg 400, Bldg C 2002 | Bldg 500, Bldg A 1994, 2002 add'n |
|------------------------------------|-----------------------------------------------------|--------------------------|--------------------------|-----------------------------------------|
| Foundations | 90 | 90 | 90 | 90 |
| Slabs on Grade | 90 | 90 | 90 | 90 |
| Water and Gas Mitigation | 90 | 90 | 90 | 90 |
| Superstructure | 90 | 90 | 90 | 90 |
| Exterior Vertical Enclosures | 76 | 54 | 90 | 90 |
| Exterior Horizontal Enclosures | 90 | 31 | 90 | 90 |
| Interior Construction | 90 | 90 | 90 | 90 |
| Interior Finishes | 62 | 90 | 90 | 90 |
| Plumbing | 51 | 62 | 90 | 90 |
| HVAC | 76 | 90 | 83 | 93 |
| Fire Protection | 90 | 90 | 90 | 81 |
| Electrical | 62 | 62 | 90 | 62 |
| Communications | 61 | 61 | 61 | 61 |
| Electronic Safety and Security | 62 | 62 | 71 | 61 |
| Integrated Automation | 90 | 90 | 90 | 90 |
| Equipment | 90 | | | |
| Furnishings | 90 | 62 | 90 | 95 |
| Overall Weighted ICOS Score | 74.1 | 77.3 | 87.7 | 84.9 |

Single-pane, metal-frame windows are very inefficient

Leaking, Roof drains not draining

No master clock system. Intercom system is obsolete.

Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan

Corridor flooring is discolored and nearing the end of its serviceable life.

The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions

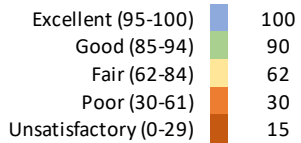
Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The LG systems installed eight years ago, continue to leak and fail. We continue to repair them causing minimal days of heating/cooling loss. This system may have to be replaced completely if it continues to fail.

Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan

New desks purchased 2020/2021

Lakewood Elementary



| | Building A 1964 | Building C 1961 | Building D 1968 | Main Building 1958, 1997 & 2003 | Covered Play 2003 |
|------------------------------------|--------------------|--------------------|--------------------|---------------------------------------|----------------------|
| Foundations | 90 | 90 | 90 | 90 | 90 |
| Slabs on Grade | 90 | 90 | 90 | 90 | 90 |
| Water and Gas Mitigation | 90 | 90 | 90 | 90 | |
| Superstructure | 62 | 90 | 90 | 90 | 90 |
| Exterior Vertical Enclosures | 69 | 75 | 68 | 83 | |
| Exterior Horizontal Enclosures | 90 | 90 | 90 | 62 | 90 |
| Interior Construction | 90 | 68 | 75 | 90 | |
| Interior Finishes | 83 | 83 | 90 | 83 | 90 |
| Plumbing | 51 | 51 | 51 | 81 | |
| HVAC | 61 | 51 | 51 | 90 | |
| Fire Protection | 90 | 90 | 90 | 90 | |
| Electrical | 51 | 51 | 51 | 51 | 90 |
| Communications | 90 | 90 | 90 | 90 | 90 |
| Electronic Safety and Security | 76 | 76 | 76 | 81 | 90 |
| Integrated Automation | 62 | 62 | 62 | 90 | |
| Equipment | | | | 83 | 90 |
| Furnishings | 90 | 90 | 90 | 90 | 90 |
| Overall Weighted ICOS Score | 67.5 | 63.4 | 65.4 | 80.6 | 90.0 |

Single wythe masonry is uninsulated.

Single-pane windows with metal frames are very inefficient. Recently replaced on Building A.

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The hydronic heating system is a mini-boiler system that was installed to “temporarily” keep the building HVAC running for 10 years. The system was installed around 2003. The boiler has been replaced once already and is closing in on needing to be replaced again. The rest of the piping should last up to 10 more years with proper treatment.

Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.

Conductors and many peripheral devices are past their anticipated lifespan. Buildings fed with multiple services from other buildings

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Electrical panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure.

English Crossing Elementary

| | |
|-----------------------|-----|
| Excellent (95-100) | 100 |
| Good (85-94) | 90 |
| Fair (62-84) | 62 |
| Poor (30-61) | 30 |
| Unsatisfactory (0-29) | 15 |

Main Building

1994

| | |
|------------------------------------|-------------|
| Foundations | 90 |
| Slabs on Grade | 90 |
| Water and Gas Mitigation | 90 |
| Superstructure | 90 |
| Exterior Vertical Enclosures | 83 |
| Exterior Horizontal Enclosures | 83 |
| Interior Construction | 90 |
| Interior Finishes | 67 |
| Plumbing | 71 |
| HVAC | 67 |
| Fire Protection | 76 |
| Electrical | 62 |
| Communications | 76 |
| Electronic Safety and Security | 62 |
| Integrated Automation | 62 |
| Equipment | 90 |
| Furnishings | 90 |
| Overall Weighted ICOS Score | 70.1 |

Cracking, Peeling, Flaking, Warped/Delaminating Finishes

Windows have been repaired since the last report

Several areas have stress cracks in the drywall from settling. Locations need to be patched and painted.

VCT flooring is at the end of its useful life. Ceramic tile grout is hard to maintain, dirty.

Bathroom fixtures are starting to leak and seals are getting old and will need replacing.

Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails

Intake louvers are sized to pull in about 5 CFM per student maximum and not capable of full economizer for any spaces. Adequate ventilation is approximately 15 CFM per student.

Electrical conductors and many peripheral devices are past their anticipated lifespan.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intercom system is obsolete. Head-end is past its expected lifespan. Peripheral devices are past their anticipated lifespan

Cougar Creek Elementary

| | |
|-----------------------|-----|
| Excellent (95-100) | 100 |
| Good (85-94) | 90 |
| Fair (62-84) | 62 |
| Poor (30-61) | 30 |
| Unsatisfactory (0-29) | 15 |

| | Main Building 2003 | Pump House 2003 |
|------------------------------------|-----------------------|--------------------|
| Foundations | 90 | 90 |
| Slabs on Grade | 90 | 90 |
| Water and Gas Mitigation | 90 | 90 |
| Superstructure | 90 | 90 |
| Exterior Vertical Enclosures | 90 | 90 |
| Exterior Horizontal Enclosures | 76 | 90 |
| Interior Construction | 90 | |
| Interior Finishes | 83 | 90 |
| Plumbing | 90 | 90 |
| HVAC | 94 | 95 |
| Fire Protection | 100 | 95 |
| Electrical | 83 | 83 |
| Communications | 90 | |
| Electronic Safety and Security | 81 | 76 |
| Integrated Automation | 90 | 90 |
| Equipment | 90 | |
| Furnishings | 90 | |
| Overall Weighted ICOS Score | 86.0 | 85.9 |

There does appear to be some minor areas in need of work. The caulking at the base of some exterior walls is pulling away and is allowing the exterior insulation to get wet.

Premature paint peeling at extended soffits.

HVAC issues. Building needs re-commissioning.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intrusion detection system is present. No access control system or lock-down functions.

Ceramic tile and grout is soiled, multiple locations.

Converting Planning to Projects

4 Categories:

Maintenance & Preservation – smaller projects

Safety & Security – smaller projects

Preservation & Improvement – larger projects

Capacity for Growth – larger projects

Lakewood Elementary

Near Term Needs

Focus on Maintenance & Preservation

Lakewood Elementary School

| | |
|----------------------------------------------------------------------------------------|---------|
| Flooring Update | 454,000 |
| Replace electrical panels older than 30 years (explore utility grant opportunities) | 363,200 |

Subtotal Lakewood ES - Maintenance & Preservation 817,200

Near Term Needs

Focus on Safety & Security

Lakewood Elementary School

| | |
|-------------------------------------------------------------------------------------------|-----------|
| Improve energy efficiency of outside walls (explore utility grant opportunities) | 681,000 |
| Replace boiler, improve HVAC and outdoor air supply | 1,362,000 |
| Replace intrusion detection system and add access control system with lock-down functions | 363,200 |
| Replace integrated automation system | 363,200 |

Subtotal Lakewood ES - Safety and Security 2,769,400

English Crossing Elementary

Near Term Needs

| Focus on Maintenance & Preservation | |
|----------------------------------------------------------------------|------------------|
| English Crossing Elementary School | |
| Exterior Painting | 330,800 |
| Improve wayfinding and signage (exterior and interior) | 82,830 |
| Flooring Update | 621,450 |
| Repair or Replace Water Source Heat Pumps | 1,654,000 |
| Flooring Update | 1,033,750 |
| Subtotal English Crossing ES - Maintenance & Preservation | 3,722,830 |

Near Term Needs

| Focus on Safety & Security | |
|-------------------------------------------------------------------------------------------|------------------|
| English Crossing Elementary School | |
| Repair or replace domestic hot water system | 1,242,900 |
| Repair or replace fire suppression system at covered play | 331,440 |
| Replace intercom system | 331,440 |
| Replace intrusion detection system and add access control system with lock-down functions | 331,440 |
| Replace fire alarm system | 331,440 |
| Enclose site with new fencing | 621,450 |
| Subtotal English Crossing ES - Safety and Security | 3,190,110 |

Cougar Creek Elementary

Near Term Needs

Focus on Maintenance & Preservation

Cougar Creek Elementary School

| | |
|----------------------------------------------------------------------------------------------------------|---------|
| Flooring Update | 442,170 |
| Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) | 353,736 |

Subtotal English Crossing ES - Maintenance & Preservation 795,906

Near Term Needs

Focus on Safety & Security

Cougar Creek Elementary School

| | |
|--------------------------------------------------|---------|
| Miscellaneous Site Improvements, Sidewalk Repair | 350,000 |
|--------------------------------------------------|---------|

Subtotal English Crossing ES - Safety and Security 350,000

Lakewood Middle School

Near Term Needs

Focus on Maintenance & Preservation

Lakewood Middle School

| | |
|-------------------------------------------------------------------------------------------------------|---------|
| Clean exterior louvers and vents | 251,340 |
| Replace electrical equipment beyond its anticipated lifespan (explore utility grant opportunities) | 942,525 |

Near Term Needs

Focus on Safety & Security

Lakewood Middle School

| | |
|--------------------------------------------------------|-----------|
| Replace intercom system | 502,680 |
| Replace master clock system | 502,680 |
| Install access control system with lock-down functions | 502,680 |
| Replace fire alarm system | 502,680 |
| Right size the cafeteria for student population | 2,250,000 |
| Improve site security and fencing | 942,525 |

Campus Improvements

Near Term Needs

Focus on Maintenance & Preservation

Campus Improvements

Update and clarify automotive traffic flow during drop off and pick up (signage solution)

250,000

Near Term Needs

Focus on Safety & Security

Campus Improvements

Miscellaneous Site Improvements, Sidewalk Repair

500,000

Ranking Worksheet

Near term scope components were crafted into a survey, where CFAC members ranked the importance of each.

Items were listed in 2 categories:

Maintenance & Preservation, and Safety & Security

| Near Term Needs | | Near Term Needs | | | |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------|
| Focus on Maintenance & Preservation | | Focus on Safety & Security | | | |
| Lakewood Elementary School | | Lakewood Elementary School | | | |
| <input type="checkbox"/> | Flooring Update | 454,000 | <input type="checkbox"/> | Improve energy efficiency of outside walls (explore utility grant opportunities) | 681,000 |
| <input type="checkbox"/> | Replace electrical panels older than 30 years (explore utility grant opportunities) | 363,200 | <input type="checkbox"/> | Replace boiler, improve HVAC and outdoor air supply | 1,362,000 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Replace intrusion detection system and add access control system with lock-down functions | 363,200 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Replace integrated automation system | 363,200 |
| Subtotal Lakewood ES - Maintenance & Preservation | | 817,200 | Subtotal Lakewood ES - Safety and Security | | 2,769,400 |
| Focus on Maintenance & Preservation | | Focus on Safety & Security | | | |
| English Crossing Elementary School | | English Crossing Elementary School | | | |
| <input type="checkbox"/> | Exterior Painting | 330,800 | <input type="checkbox"/> | Repair or replace domestic hot water system | 1,242,900 |
| <input type="checkbox"/> | Improve wayfinding and signage (exterior and interior) | 82,830 | <input type="checkbox"/> | Repair or replace fire suppression system at covered play | 331,440 |
| <input type="checkbox"/> | Flooring Update | 621,450 | <input type="checkbox"/> | Replace intercom system | 331,440 |
| <input type="checkbox"/> | Repair or Replace Water Source Heat Pumps | 1,654,000 | <input type="checkbox"/> | Replace intrusion detection system and add access control system with lock-down functions | 331,440 |
| <input type="checkbox"/> | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf) | 1,033,750 | <input type="checkbox"/> | Replace fire alarm system | 331,440 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Enclose site with new fencing | 621,450 |
| Subtotal English Crossing ES - Maintenance & Preservation | | 3,722,830 | Subtotal English Crossing ES - Safety and Security | | 3,190,110 |
| Focus on Maintenance & Preservation | | Focus on Safety & Security | | | |
| Cougar Creek Elementary School | | Cougar Creek Elementary School | | | |
| <input type="checkbox"/> | Flooring Update | 442,170 | <input type="checkbox"/> | Miscellaneous Site Improvements, Sidewalk Repair | 350,000 |
| <input type="checkbox"/> | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) | 353,736 | | | |
| Subtotal English Crossing ES - Maintenance & Preservation | | 795,906 | Subtotal English Crossing ES - Safety and Security | | 350,000 |
| Focus on Maintenance & Preservation | | Focus on Safety & Security | | | |
| Lakewood Middle School | | Lakewood Middle School | | | |
| <input type="checkbox"/> | Clean exterior louvers and vents | 251,340 | <input type="checkbox"/> | Replace intercom system | 502,680 |
| <input type="checkbox"/> | Replace electrical equipment beyond its anticipated lifespan (explore utility grant opportunities) | 942,525 | <input type="checkbox"/> | Replace master clock system | 502,680 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Install access control system with lock-down functions | 502,680 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Replace fire alarm system | 502,680 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Right size the cafeteria for student population | 2,250,000 |
| <input type="checkbox"/> | | | <input type="checkbox"/> | Improve site security and fencing | 942,525 |
| Subtotal Lakewood MS - Maintenance & Preservation | | 1,193,865 | Subtotal Lakewood MS - Safety and Security | | 5,203,245 |
| Focus on Maintenance & Preservation | | Focus on Safety & Security | | | |
| Campus Improvements | | Campus Improvements | | | |
| <input type="checkbox"/> | Update and clarify automotive traffic flow during drop off and pick up (signage solution) | 250,000 | <input type="checkbox"/> | Miscellaneous Site Improvements, Sidewalk Repair, accessibility | 500,000 |
| Subtotal Campus Improvements - Maintenance & Preservation | | 250,000 | Subtotal Campus Improvements - Safety and Security | | 500,000 |
| TOTAL CAPITAL LEVY - MAINTENANCE & PRESERVATION | | 6,779,801 | TOTAL CAPITAL LEVY - SAFETY & SECURITY | | 12,012,755 |

12 Items: 1 = Highest, 12 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 3 | 4 | 2 | 1 | 3 | 11 | 6 | 1 | 1 |
| 1 | 3 | 6 | 4 | 1 | 4 | 8 | 3 | 3 |
| 5 | 2 | 7 | 3 | 4 | 7 | 5 | 2 | 5 |
| 4 | 1 | 1 | 12 | 2 | 1 | 1 | 12 | 8 |
| 8 | 5 | 8 | 10 | 5 | 2 | 4 | 7 | 9 |
| 6 | 6 | 10 | 9 | 7 | 4 | 2 | 8 | 7 |
| 10 | 8 | 9 | 8 | 6 | 3 | 3 | 6 | 6 |
| 11 | 10 | 5 | 5 | 10 | 10 | 7 | 4 | 4 |
| 12 | 9 | 3 | 6 | 9 | 9 | 9 | 5 | 10 |
| 7 | 7 | 4 | 7 | 12 | 8 | 11 | 11 | 12 |
| 9 | 12 | 12 | 2 | 11 | 12 | 10 | 10 | 2 |
| 2 | 11 | 11 | 11 | 8 | 6 | 12 | 9 | 11 |

Focus on Maintenance & Preservation

| | | |
|----|-----------------------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf) | 942,525 |
| 33 | Repair or Replace Water Source Heat Pumps (\$40/sf) | 1,654,000 |
| 40 | Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities) | 363,200 |
| 42 | Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation) | 250,000 |
| 58 | Flooring Update (\$10/sf) | 442,170 |
| 59 | Flooring Update (\$10/sf) | 454,000 |
| 59 | Flooring Update (\$15/sf) | 621,450 |
| 66 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf) | 1,033,750 |
| 72 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) | 353,736 |
| 79 | Improve wayfinding and signage (exterior and interior) (\$2/sf) | 82,830 |
| 80 | Clean exterior louvers and vents (\$4/sf) | 251,340 |
| 81 | Exterior Painting (\$8/sf) | 330,800 |

| |
|------------------------------------|
| Lakewood Elementary School |
| English Crossing Elementary School |
| Cougar Creek Elementary School |
| Lakewood Middle School |
| Campus Improvements |

TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY 6,779,801

18 Items: 1 = Highest, 18 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 10 | 2 | 7 | 2 | 2 | 5 | 1 | 1 | 2 |
| 1 | 6 | 2 | 12 | 9 | 1 | 3 | 11 | 7 |
| 5 | 4 | 5 | 11 | 6 | 3 | 4 | 10 | 4 |
| 8 | 7 | 10 | 3 | 10 | 4 | 7 | 2 | 3 |
| 9 | 8 | 3 | 12 | 5 | 2 | 12 | 7 | 6 |
| 12 | 3 | 1 | 12 | 1 | 7 | 9 | 14 | 5 |
| 11 | 1 | 16 | 1 | 4 | 18 | 2 | 16 | 1 |
| 3 | 5 | 11 | 14 | 3 | 6 | 11 | 13 | 8 |
| 2 | 13 | 6 | 6 | 15 | 11 | 8 | 8 | 11 |
| 17 | 14 | 4 | 4 | 7 | 15 | 5 | 5 | 13 |
| 7 | 18 | 8 | 5 | 8 | 17 | 6 | 6 | 14 |
| 4 | 9 | 13 | 13 | 13 | 8 | 10 | 12 | 10 |
| 15 | 16 | 12 | 7 | 16 | 9 | 7 | 9 | 7 |
| 14 | 10 | 9 | 9 | 14 | 10 | 17 | 4 | 12 |
| 16 | 12 | 15 | 8 | 12 | 13 | 16 | 3 | 9 |
| 18 | 17 | 14 | 10 | 11 | 14 | 15 | 15 | 17 |
| 6 | 11 | 17 | 18 | 17 | 16 | 14 | 18 | 16 |
| 13 | 15 | 18 | 17 | 18 | 12 | 13 | 17 | 15 |

Focus on Safety & Security

| | | |
|-----|----------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace boiler and improve HVAC and outdoor air (\$30/sf) | 1,362,000 |
| 52 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 331,440 |
| 52 | Install access control system with lock-down functions (\$8/sf) | 502,680 |
| 54 | Repair or replace domestic hot water system (\$30/sf) | 1,242,900 |
| 64 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 363,200 |
| 64 | Improve site security and fencing (\$15/sf) | 942,525 |
| 70 | Right size cafeteria for student population (2,500sf x 600\$/sf x 1.5) | 2,250,000 |
| 74 | Enclose site with new fencing (\$15/sf) | 621,450 |
| 80 | Repair or replace fire suppression system at covered play (\$8/sf) | 331,440 |
| 84 | Replace fire alarm system (\$8/sf) | 502,680 |
| 89 | Replace fire alarm system (\$8/sf) | 331,440 |
| 92 | Replace integrated automation system (\$8/sf) | 363,200 |
| 98 | Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf) | 681,000 |
| 99 | Replace intercom system (\$8/sf) | 331,440 |
| 104 | Replace intercom system (\$8/sf) | 502,680 |
| 131 | Replace master clock system (\$8/sf) | 502,680 |
| 133 | Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation) | 500,000 |
| 138 | Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation) | 350,000 |

TOTAL FOCUS ON SAFETY & SECURITY ONLY 12,012,755

COMBINED TOTAL FOR ALL 18,792,556

12 Items: 1 = Highest, 12 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 3 | 4 | 2 | 1 | 3 | 11 | 6 | 1 | 1 |
| 1 | 3 | 6 | 4 | 1 | 4 | 8 | 3 | 3 |
| 5 | 2 | 7 | 3 | 4 | 7 | 5 | 2 | 5 |
| 4 | 1 | 1 | 12 | 2 | 1 | 1 | 12 | 8 |
| 8 | 5 | 8 | 10 | 5 | 2 | 4 | 7 | 9 |
| 6 | 6 | 10 | 9 | 7 | 4 | 2 | 8 | 7 |
| 10 | 8 | 9 | 8 | 6 | 3 | 3 | 6 | 6 |
| 11 | 10 | 5 | 5 | 10 | 10 | 7 | 4 | 4 |
| 12 | 9 | 3 | 6 | 9 | 9 | 9 | 5 | 10 |
| 7 | 7 | 4 | 7 | 12 | 8 | 11 | 11 | 12 |
| 9 | 12 | 12 | 2 | 11 | 12 | 10 | 10 | 2 |
| 2 | 11 | 11 | 11 | 8 | 6 | 12 | 9 | 11 |

Focus on Maintenance & Preservation

| | | |
|----|-----------------------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf) | 942,525 |
| 33 | Repair or Replace Water Source Heat Pumps (\$40/sf) | 1,654,000 |
| 40 | Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities) | 363,200 |
| 42 | Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation) | 250,000 |
| 58 | Flooring Update (\$10/sf) | 442,170 |
| 59 | Flooring Update (\$10/sf) | 454,000 |
| 59 | Flooring Update (\$15/sf) | 621,450 |
| 66 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf) | 1,033,750 |
| 72 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) | 353,736 |
| 79 | Improve wayfinding and signage (exterior and interior) (\$2/sf) | 82,830 |
| 80 | Clean exterior louvers and vents (\$4/sf) | 251,340 |
| 81 | Exterior Painting (\$8/sf) | 330,800 |

| |
|------------------------------------|
| Lakewood Elementary School |
| English Crossing Elementary School |
| Cougar Creek Elementary School |
| Lakewood Middle School |
| Campus Improvements |

TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY 6,779,801

PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY 9,337,440

18 Items: 1 = Highest, 18 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 10 | 2 | 7 | 2 | 2 | 5 | 1 | 1 | 2 |
| 1 | 6 | 2 | 12 | 9 | 1 | 3 | 11 | 7 |
| 5 | 4 | 5 | 11 | 6 | 3 | 4 | 10 | 4 |
| 8 | 7 | 10 | 3 | 10 | 4 | 7 | 2 | 3 |
| 9 | 8 | 3 | 12 | 5 | 2 | 12 | 7 | 6 |
| 12 | 3 | 1 | 12 | 1 | 7 | 9 | 14 | 5 |
| 11 | 1 | 16 | 1 | 4 | 18 | 2 | 16 | 1 |
| 3 | 5 | 11 | 14 | 3 | 6 | 11 | 13 | 8 |
| 2 | 13 | 6 | 6 | 15 | 11 | 8 | 8 | 11 |
| 17 | 14 | 4 | 4 | 7 | 15 | 5 | 5 | 13 |
| 7 | 18 | 8 | 5 | 8 | 17 | 6 | 6 | 14 |
| 4 | 9 | 13 | 13 | 13 | 8 | 10 | 12 | 10 |
| 15 | 16 | 12 | 7 | 16 | 9 | 7 | 9 | 7 |
| 14 | 10 | 9 | 9 | 14 | 10 | 17 | 4 | 12 |
| 16 | 12 | 15 | 8 | 12 | 13 | 16 | 3 | 9 |
| 18 | 17 | 14 | 10 | 11 | 14 | 15 | 15 | 17 |
| 6 | 11 | 17 | 18 | 17 | 16 | 14 | 18 | 16 |
| 13 | 15 | 18 | 17 | 18 | 12 | 13 | 17 | 15 |

Focus on Safety & Security

| | | |
|-----|----------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace boiler and improve HVAC and outdoor air (\$30/sf) | 1,362,000 |
| 52 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 331,440 |
| 52 | Install access control system with lock-down functions (\$8/sf) | 502,680 |
| 54 | Repair or replace domestic hot water system (\$30/sf) | 1,242,900 |
| 64 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 363,200 |
| 64 | Improve site security and fencing (\$15/sf) | 942,525 |
| 70 | Right size cafeteria for student population (2,500sf x 600\$/sf x 1.5) | 2,250,000 |
| 74 | Enclose site with new fencing (\$15/sf) | 621,450 |
| 80 | Repair or replace fire suppression system at covered play (\$8/sf) | 331,440 |
| 84 | Replace fire alarm system (\$8/sf) | 502,680 |
| 89 | Replace fire alarm system (\$8/sf) | 331,440 |
| 92 | Replace integrated automation system (\$8/sf) | 363,200 |
| 98 | Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf) | 681,000 |
| 99 | Replace intercom system (\$8/sf) | 331,440 |
| 104 | Replace intercom system (\$8/sf) | 502,680 |
| 131 | Replace master clock system (\$8/sf) | 502,680 |
| 133 | Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation) | 500,000 |
| 138 | Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation) | 350,000 |

TOTAL FOCUS ON SAFETY & SECURITY ONLY 12,012,755

COMBINED TOTAL FOR ALL 18,792,556

The CFAC chose a variety of projects to include in a minimum set of projects to recommend to the school board. The projects chosen were not just the highest ranking, but considered so that each school and the main campus would see improvements

12 Items: 1 = Highest, 12 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 3 | 4 | 2 | 1 | 3 | 11 | 6 | 1 | 1 |
| 1 | 3 | 6 | 4 | 1 | 4 | 8 | 3 | 3 |
| 5 | 2 | 7 | 3 | 4 | 7 | 5 | 2 | 5 |
| 4 | 1 | 1 | 12 | 2 | 1 | 1 | 12 | 8 |
| 8 | 5 | 8 | 10 | 5 | 2 | 4 | 7 | 9 |
| 6 | 6 | 10 | 9 | 7 | 4 | 2 | 8 | 7 |
| 10 | 8 | 9 | 8 | 6 | 3 | 3 | 6 | 6 |
| 11 | 10 | 5 | 5 | 10 | 10 | 7 | 4 | 4 |
| 12 | 9 | 3 | 6 | 9 | 9 | 9 | 5 | 10 |
| 7 | 7 | 4 | 7 | 12 | 8 | 11 | 11 | 12 |
| 9 | 12 | 12 | 2 | 11 | 12 | 10 | 10 | 2 |
| 2 | 11 | 11 | 11 | 8 | 6 | 12 | 9 | 11 |

Focus on Maintenance & Preservation

| | | |
|----|-----------------------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf) | 942,525 |
| 33 | Repair or Replace Water Source Heat Pumps (\$40/sf) | 1,654,000 |
| 40 | Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities) | 363,200 |
| 42 | Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation) | 250,000 |
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| 59 | Flooring Update (\$10/sf) | 454,000 |
| 59 | Flooring Update (\$15/sf) | 621,450 |
| 66 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf) | 1,033,750 |
| 72 | Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) | 353,736 |
| 79 | Improve wayfinding and signage (exterior and interior) (\$2/sf) | 82,830 |
| 80 | Clean exterior louvers and vents (\$4/sf) | 251,340 |
| 81 | Exterior Painting (\$8/sf) | 330,800 |

| |
|------------------------------------|
| Lakewood Elementary School |
| English Crossing Elementary School |
| Cougar Creek Elementary School |
| Lakewood Middle School |
| Campus Improvements |

TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY 6,779,801

PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY 9,337,440

ADDITIONAL SAFETY & SECURITY 3,777,020

COMBINED PRIORITY + ADDITIONAL 13,114,460

18 Items: 1 = Highest, 18 = Lowest

| | | | | | | | | |
|----|----|----|----|----|----|----|----|----|
| 10 | 2 | 7 | 2 | 2 | 5 | 1 | 1 | 2 |
| 1 | 6 | 2 | 12 | 9 | 1 | 3 | 11 | 7 |
| 5 | 4 | 5 | 11 | 6 | 3 | 4 | 10 | 4 |
| 8 | 7 | 10 | 3 | 10 | 4 | 7 | 2 | 3 |
| 9 | 8 | 3 | 12 | 5 | 2 | 12 | 7 | 6 |
| 12 | 3 | 1 | 12 | 1 | 7 | 9 | 14 | 5 |
| 11 | 1 | 16 | 1 | 4 | 18 | 2 | 16 | 1 |
| 3 | 5 | 11 | 14 | 3 | 6 | 11 | 13 | 8 |
| 2 | 13 | 6 | 6 | 15 | 11 | 8 | 8 | 11 |
| 17 | 14 | 4 | 4 | 7 | 15 | 5 | 5 | 13 |
| 7 | 18 | 8 | 5 | 8 | 17 | 6 | 6 | 14 |
| 4 | 9 | 13 | 13 | 13 | 8 | 10 | 12 | 10 |
| 15 | 16 | 12 | 7 | 16 | 9 | 7 | 9 | 7 |
| 14 | 10 | 9 | 9 | 14 | 10 | 17 | 4 | 12 |
| 16 | 12 | 15 | 8 | 12 | 13 | 16 | 3 | 9 |
| 18 | 17 | 14 | 10 | 11 | 14 | 15 | 15 | 17 |
| 6 | 11 | 17 | 18 | 17 | 16 | 14 | 18 | 16 |
| 13 | 15 | 18 | 17 | 18 | 12 | 13 | 17 | 15 |

Focus on Safety & Security

| | | |
|-----|----------------------------------------------------------------------------------------------------|-----------|
| 32 | Replace boiler and improve HVAC and outdoor air (\$30/sf) | 1,362,000 |
| 52 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 331,440 |
| 52 | Install access control system with lock-down functions (\$8/sf) | 502,680 |
| 54 | Repair or replace domestic hot water system (\$30/sf) | 1,242,900 |
| 64 | Replace intrusion detection system and add access control system with lock-down functions (\$8/sf) | 363,200 |
| 64 | Improve site security and fencing (\$15/sf) | 942,525 |
| 70 | Right size cafeteria for student population (2,500sf x 600\$/sf x 1.5) | 2,250,000 |
| 74 | Enclose site with new fencing (\$15/sf) | 621,450 |
| 80 | Repair or replace fire suppression system at covered play (\$8/sf) | 331,440 |
| 84 | Replace fire alarm system (\$8/sf) | 502,680 |
| 89 | Replace fire alarm system (\$8/sf) | 331,440 |
| 92 | Replace integrated automation system (\$8/sf) | 363,200 |
| 98 | Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf) | 681,000 |
| 99 | Replace intercom system (\$8/sf) | 331,440 |
| 104 | Replace intercom system (\$8/sf) | 502,680 |
| 131 | Replace master clock system (\$8/sf) | 502,680 |
| 133 | Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation) | 500,000 |
| 138 | Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation) | 350,000 |

TOTAL FOCUS ON SAFETY & SECURITY ONLY 12,012,755

COMBINED TOTAL FOR ALL 18,792,556

An additional grouping of improvements were added, to increase the number of Safety and Security elements to recommend to the school board.

| | Focus on Maintenance & Preservation | Focus on Safety & Security |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Lakewood Elementary School | Replace electrical panels older than 30 years (explore utility grant opportunities) 363,200 | Replace boiler and improve HVAC and outdoor air 1,362,000 |
| | Flooring Update 454,000 | Replace intrusion detection system and add access control system with lock-down functions 363,200 |
| English Crossing Elementary School | Repair or Replace Water Source Heat Pumps 1,654,000 | Replace intrusion detection system and add access control system with lock-down functions 331,440 |
| | Flooring Update 621,450 | Repair or replace domestic hot water system 1,242,900 |
| | | Enclose site with new fencing 621,450 |
| | | Replace fire alarm system 331,440 |
| | | Replace intercom system 331,440 |
| Cougar Creek Elementary School | Flooring Update 442,170 | Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation) 350,000 |
| Lakewood Middle School | Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) 942,525 | Install access control system with lock-down functions 502,680 |
| | | Improve site security and fencing 942,525 |
| | | Replace fire alarm system 502,680 |
| | | Replace intercom system 502,680 |
| | | Replace master clock system 502,680 |
| Campus Improvements | Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation) 250,000 | Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation) 500,000 |

Essential Question: Better Learning Environments

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

English Crossing Elementary School

Floor Plan



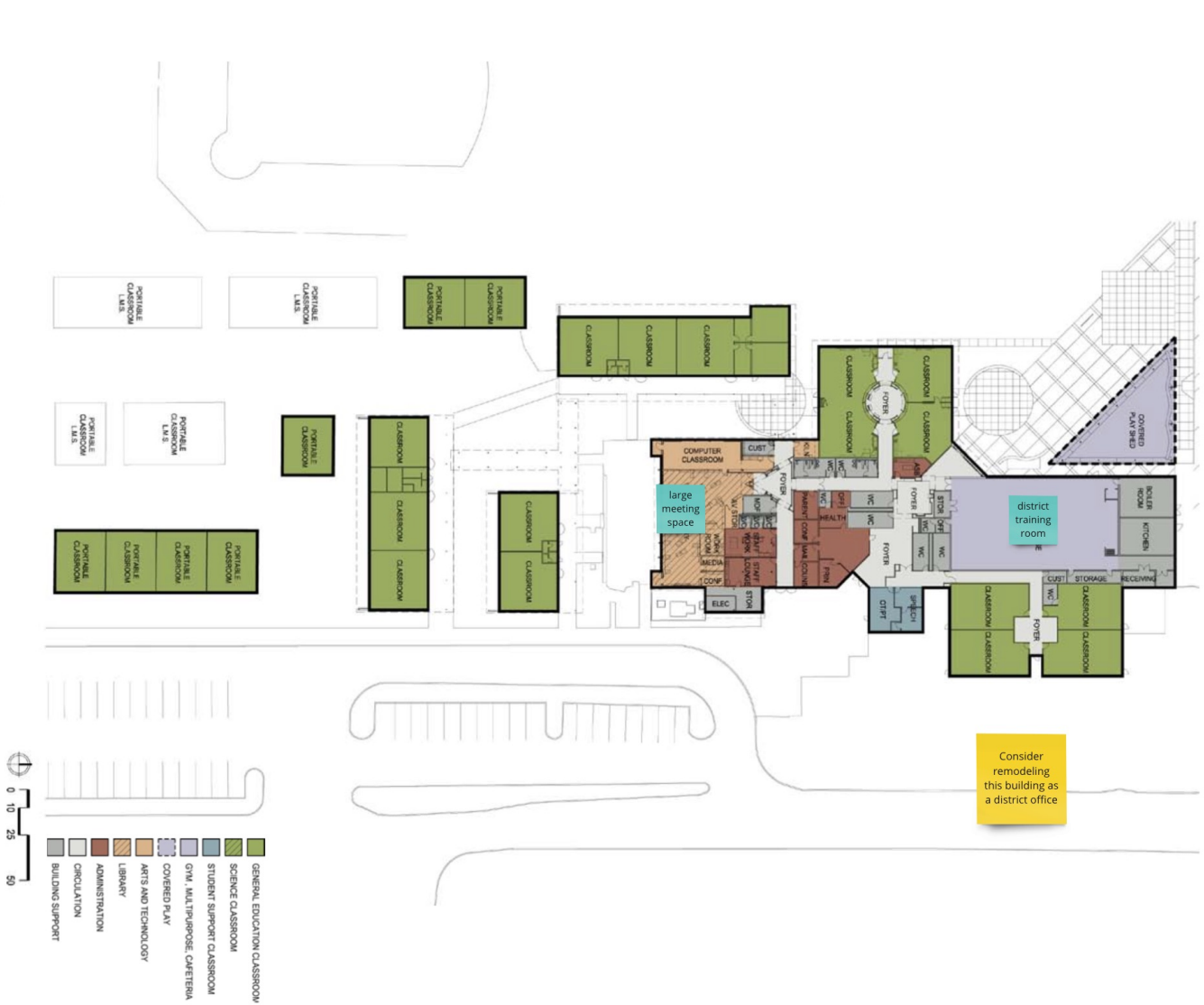
McGRANAHAN architects

Lakewood Middle School Floor Plan

- GENERAL EDUCATION CLASSROOM
- SCIENCE CLASSROOM
- STUDENT SUPPORT CLASSROOM
- GYM, MULTIPURPOSE, CAETERA
- COVERED PLAY
- ARTS AND TECHNOLOGY
- LIBRARY
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT



Lakewood Elementary School Site Plan



McGRANAHAN architects

Essential Questions: Campus Overview & Improvements

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?





172ND ST NE

16TH DR NE

11TH AVE NE

*how do we shift access roads into use for site circulation and busses?

MS drop off could be here too

Bus Exiting?

Middle School

New LMS drop off

Move admin to LES

New LMS Here?

big conflict here

Be more present to community with community functions

Busses have to swing wide here

Preferred drop off & Pick up pattern

New LES Here?

Ferry style



Be more present to community with community functions

Have to swing wide here

Preferred drop off & Pick up pattern

New LES Here?

Shared ES drop off

MS busses drop off in play area

Sewer lift station

Ferry style lines for cars - move busses elsewhere

Protected Wetlands

Bus Exiting?

11TH AVENUE

16TH DRIVE

“Big Move” Ideas

How can we address a variety of needs with some “Big Move” solutions?

- Consider a New Middle School Building to provide room for growth and integrate the learning environment.
- Move Lakewood Elementary to the Lakewood Middle School facility to provide needed capacity for growth for LES and better learning settings (after building new Lakewood MS)
- Convert existing Lakewood Elementary Main Building to District Administration and Early Learning Center. (after LES moves to renovated Lakewood MS)
- Other buildings on campus and portables would be removed or moved to other sites.
- Address solutions for growth at Cougar Creek Elementary

“Big Move” Idea – New Lakewood Middle School

How can we address a variety of needs with some “Big Move” solutions?

- Provides capacity for growth to 700 students, or more
- Provides a more cohesive and comprehensive learning environment (classroom pods, supports CTE, better science labs, larger cafeteria, second gym, admin in the right place, etc.)
- Location next to the high school allows sharing bus drop off/pick up
- We will look for solutions to the fields that are being taken away.
- Reduces traffic for elementary schools on 16th.

“Big Move” Idea – Convert LMS to Lakewood Elementary

How can we address a variety of needs with some “Big Move” solutions?

- The facility is sized for the LES projected student enrollment
- Renovation can create a pod classroom arrangement, appropriate restrooms for elementary, better admin location, security improvements, etc.
- Playfields will be improved for elementary education
- Drop off could be improved with middle school moved and adjacency to ECES.
- Opens space on the campus by moving portables to other locations in the district

“Big Move” Idea – Convert LES to District Office/Early Learning

How can we address a variety of needs with some “Big Move” solutions?

- Renovate the improved areas of LES to bring District Administrators into better workspace and make a better first impression to the community
- Improve and potentially expand spaces for the early learning program
- Remove the oldest buildings at the district office, explore repurposing current district portables, make way for parking and field solutions on the campus
- Creates space for district and community to gather (i.e. professional development, board meetings and community meetings)
- Explore the feasibility of district record storage and warehouse

Lakewood Elementary

The project components below are not all relevant to the approach of converting LES to LMS. Holistic/comprehensive improvements would be crafted to make LES an appropriate district office and early learning environment (lowering toilets, remodeling offices, etc.)

Medium/Long Term Needs

| Focus on Preservation & Improvement | |
|----------------------------------------------------------------------------------------|-----------------------|
| Lakewood Elementary School | |
| Upgrade electrical systems throughout | 681,000 |
| Add 8 Classrooms to replace portables (collaborative contemporary learning) | 17,280,000 |
| Add Art/Music rooms to provide equity across all elementary schools | 2,250,000 |
| Add Separate Gym to Remove Conflict with Lunch Service | 5,400,000 |
| Subtotal Lakewood ES - Preservation & Improvement | 25,611,000 |

Medium/Long Term Needs

| Focus on Projected Enrollment Growth | |
|-------------------------------------------------------------------------------------|----------------------|
| Lakewood Elementary School | |
| Add 4 classrooms to provide growth (collaborative contemporary learning) | 8,640,000 |
| Subtotal Lakewood ES - Growth | 8,640,000 |
| Subtotal all Lakewood ES | 37,837,600 |

Items studied but not needed with recommended approach

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

English Crossing Elementary

Medium/Long Term Needs

Focus on Preservation & Improvement

English Crossing Elementary School

| | |
|--------------------------------------------------------|-----------|
| Improve natural daylight throughout the building | 1,242,900 |
| Add Separate Gym to Remove Conflict with Lunch Service | 5,400,000 |

Subtotal English Crossing ES - Preservation & Improvement 6,642,900

Medium/Long Term Needs

Focus on Projected Enrollment Growth

English Crossing Elementary School

Subtotal English Crossing ES - Growth 0

Subtotal all English Crossing ES 13,555,840

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Cougar Creek Elementary

Medium/Long Term Needs

Focus on Preservation & Improvement

Cougar Creek Elementary School

Add Separate Gym to Remove Conflict with Lunch Service 5,400,000

Subtotal English Crossing ES - Preservation & Improvement 5,400,000

Medium/Long Term Needs

Focus on Projected Enrollment Growth

Cougar Creek Elementary School

Add 4 classrooms to provide growth (collaborative contemporary learning) 5,400,000

Subtotal English Crossing ES - Growth 5,400,000

Subtotal all English Crossing ES 11,945,906

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Lakewood Middle School

The project components below are not all relevant to the approach of converting LMS to LES. Holistic/comprehensive improvements would be crafted to make LMS an appropriate elementary school environment (such as playground equipment, lowering toilets, etc.)

Medium/Long Term Needs

| Focus on Preservation & Improvement | |
|----------------------------------------------------------------------------------------|----------------------|
| Lakewood Middle School | |
| Repair and/or replace existing roofs and drains | 942,525 |
| Repair and/or replace galvanized steel plumbing, some located below slabs | 1,570,875 |
| Improve natural light throughout | 942,525 |
| Improve functionality of science classrooms | 942,525 |
| Enclose exterior circulation, physical connections between buildings | 2,250,000 |
| Add 4 classrooms to replace portables (collaborative contemporary learning) | 5,400,000 |
| Add Auxiliary Gymnasium | 7,650,000 |

Medium/Long Term Needs

| Focus on Projected Enrollment Growth | |
|-------------------------------------------------------------------------------------|----------------------|
| Lakewood Middle School | |
| Add 4 classrooms to provide growth (collaborative contemporary learning) | 5,400,000 |

Items studied but not needed with recommended approach

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Campus Improvements

Medium/Long Term Needs

Focus on Preservation & Improvement

Campus Improvements

| | |
|---------------------------------------------------------------------------------------------|-----------|
| Repair or replace sewer gravity system | 2,500,000 |
| Create campus ground source heat pump system | 1,500,000 |
| Update and improve vehicular traffic flow throughout site ADA/accessibility improvements | 1,200,000 |

Medium/Long Term Needs

Focus on Projected Enrollment Growth

Campus Improvements

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Essential Questions – Summary

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**?
How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Essential Questions – Summary & Recommendation

What do we need to do with our school facilities to **accommodate anticipated growth**?

- Anticipating growth of 318 students district-wide over the next decade
- Largest amount of growth at any single school is at Lakewood Middle. Consider a new middle school building.
- Moving Lakewood Elementary to the Lakewood Middle School facility provides needed capacity for growth for LES (after building new LMS)
- Potential solutions for growth at Cougar Creek include, a new classroom building addition, moving existing portables to the school, or enrollment boundary changes (coordinated with future capacity at English Crossing and Lakewood Elementary)

Essential Questions – Summary & Recommendation

What are the **near-term improvements our school buildings need**?

How should we address them?

- For near-term small projects for maintenance, preservation, safety and security the committee considered possible funding improvements through capital levy
- For longer-term large projects for preservation and growth the committee considered possible funding improvements through capital bond
- All improvements considered in this planning process were organized into those two funding categories (see later slides for detail)
- The district monitors more immediate needs and responds with operational funds or capital funds available

Essential Questions – Summary & Recommendation

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district?**

Committee members recognized:

- Shared learning areas outside of classrooms at English Crossing and Cougar Creek are valued, and they are not included at Lakewood Elementary and Lakewood Middle School.
- A combined gym and cafeteria impacts fitness opportunities, operation of food service, and maintenance of floor surfaces that must serve dual purposes.
- Lakewood Elementary has no music or art classrooms, as the other schools do.

Essential Questions – Summary & Recommendation

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district?**

Additionally, Committee members noted:

- Elementary and middle school sites on the main campus lack site security. Unwelcome people come onto the sites during the school day and after hours.
- Portables and detached buildings create issues with student access to bathrooms, lack of shared learning areas, travel outdoors in inclement weather and exposure on open campuses.

Essential Questions – Summary & Recommendation

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

- Traffic related to drop-off and pick-up is the biggest issue.
- Site security should be considered holistically between the schools.
- If Lakewood Middle School is rebuilt on another area of the campus, and Lakewood Elementary moves to the current Lakewood Middle School building, the area with detached LES classroom buildings and the portables between the schools could be redeveloped as playfields and parking. A new campus master plan could be considered with this approach.

Committee Conclusions & Recommendation

The Committee affirmed unanimously that the **selected items in the Focus on Maintenance and Preservation AND the additional items in Focus on Safety and Security should be included** in the Near-Term Capital Plan for Lakewood School District.

Projects were **first ranked by the scoring method**. Additional review and discussion led the committee to **include more items that relate to Safety and Security**, and to bring benefits to all elementary schools and the middle school.

The selected items **address building systems that are reaching the end of their useful life** such as electrical service, lighting, heating, flooring, and communications.

Safety improvements include fire alarm systems, access control systems, intercom systems, site security/fencing, signage, sidewalk repairs and ADA improvements.

You Asked... Cost of Portables vs. Permanent Classrooms

Cost to Install a New 2-Classroom Portable:

| | | | |
|--------------------------------------------------------------|-------|------------------|------------------|
| 28×64 Building - 2 Classrooms (1,792 total square feet) | | \$332,746 | |
| Site development and utilities | | \$159,543 | |
| Site electrical, network, fire alarm, security, and intercom | | \$125,101 | |
| Footing drains | | \$9,747 | |
| Mow strips | | \$8,718 | \$355/sf |
| Technology | | \$25,450 | |
| Classroom Furniture | | \$30,911 | |
| Contingency | 5.00% | \$34,606 | |
| Total | | \$726,822 | |
| | | | Per Classroom |
| | | | \$363,411 |

You Asked... Cost of Portables vs. Permanent Classrooms

Cost to Build 2 Permanent Classrooms as Part of a Larger School Project:

2 Permanent Classrooms (1,792 total square feet)

| | | | |
|----------------------------------------------------------|----------|--------------------|--|
| Average Cost of Construction, including sitework | \$550/sf | \$985,600 | |
| Soft Costs (design fees, permitting, testing/monitoring) | 35% | \$344,960 | |
| Contingency | 5% | \$66,528 | |
| Total | | \$1,397,088 | |

| | | | |
|--------------------------|-----|------------|---------------|
| State Funding Assistance | 15% | -\$209,663 | Per Classroom |
|--------------------------|-----|------------|---------------|

| | | | |
|------------------------------------------------------------------|--|--------------------|-----------|
| Net Cost to Install a New 2-Classroom Permanent Building: | | \$1,187,425 | \$593,712 |
|------------------------------------------------------------------|--|--------------------|-----------|

| | | | |
|----------------------------------------------------|--|------------------|-----------|
| Cost to Install a New 2-Classroom Portable: | | \$726,822 | \$363,411 |
|----------------------------------------------------|--|------------------|-----------|

| | | | |
|-------------------|--|------------------|-----------|
| Difference | | \$460,603 | \$230,301 |
|-------------------|--|------------------|-----------|

You Asked... Cost of Portables vs. Permanent Classrooms

Considerations for Portable Classrooms:

- Current standards of construction last approx. 20 years. expected
- Funds come from local operational funds, otherwise used for education
- No state funding assistance
- Greater energy use and maintenance costs over the life of the structure

Considerations for Permanent Classrooms:

- Current standards of construction last more than 50+ years expected.
- Funds generally come from locally authorized bonds, one up-front expense
- Qualifies for assistance at construction, and additional funding assistance after 30 years
- Less energy and maintenance costs over the life of the structure

You Asked... Cost of Portables vs. Permanent Classrooms

Qualitative Aspects:

- We don't build schools with classrooms alone, we include libraries, gymnasiums, shared learning areas, music rooms, administration, kitchens, bathrooms, indoor hallways, etc.
- The CFAC heard the value of classroom arrangements in “pods” with shared learning areas to connect classrooms together. ECE, CCES and LHS have them. LES and LMS do not. I provides a space for students to work more collaboratively, or independently, and to receive tailored support from specialists while staying with their grade level peers. This is hard to accomplish with portables.

You Asked... Cost of Portables vs. Permanent Classrooms

Qualitative Aspects:

- Classrooms are generally half of the area of a school in elementary schools.
- We can't build those other spaces with portables. When portables are added to schools, they add more students who use those other spaces, and those spaces were not designed to serve so many students. This creates the need for more lunch periods, larger gym classes, more teachers in the staff room, harder to have whole school assemblies, etc.
- Some of the schools in the Lakewood SD have a high proportion of portables as a percentage of capacity.
- Walking between portables and to the main building creates safety and security challenges.

Discussion

Committee Comments & Board Questions

