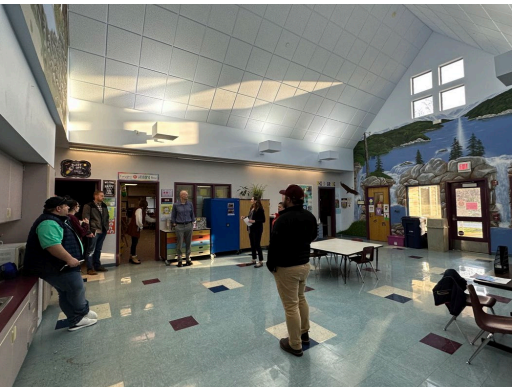


Lakewood SD Short/Long Range Capital Facilities Plan

School Board Study Session

August 23, 2023



Committee Members

Robbie Lund

Kathy Ross

Tanya Davenport

Heather Van Slageren

Ian Miller

Lindsay Bumgarner

Sydnee McNally

Richard Ross

Peter J Nigro

Sukhwinder Sidhu

Stephanie Davis

James Buchanan



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?

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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)

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

Total capacity: $323 + 120 = 443$ (27% in portables)

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

June 2023: FTE 336, +5

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

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

June 2023: FTE 359, -19

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

(20.5% of ES in portables)

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

June 2023: FTE 588, +4

Total capacity: $670 + 78 = 748$

(10% of MS in portables)

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

June 2023: FTE 731, -68

Total capacity: 850

(0% of HS in portables)

District Total – FTE 2,517 Students

Total capacity: 3,008 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.

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Age and Condition of Schools

Lakewood Elementary

Built 1958, renovation/addition 1997

English Crossing Elementary

Built 1994

Cougar Creek Elementary

Built 2003

Lakewood Middle School

Built 1971, ren/addition 1994, 2002 & 2022

Lakewood High School

Built 2017



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

[illegible]

[illegible]

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	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A
	1967, 1970	1970	2002	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

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

	Building A	Building C	Building D	Main Building	Covered Play
	1964	1961	1968	1958, 1997 & 2003	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.

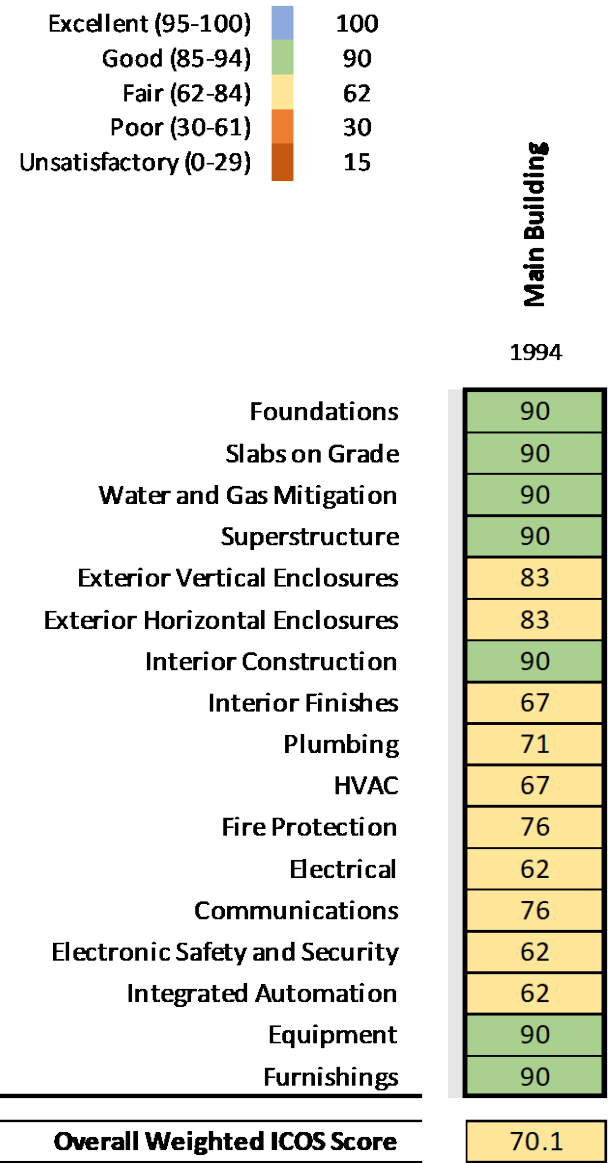
Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.

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



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	Pump House
	2003	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.

Essential Questions

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

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

Lakewood Middle School Floor Plan

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

Allows for more programs and opportunities for kids

Updated buildings offset operational and maintenance costs

Middle school is the key to the whole campus

Open classroom to create shared learning

Connect Everything

*Good Bones

Gym Needs Natural Light

Grand Entrance

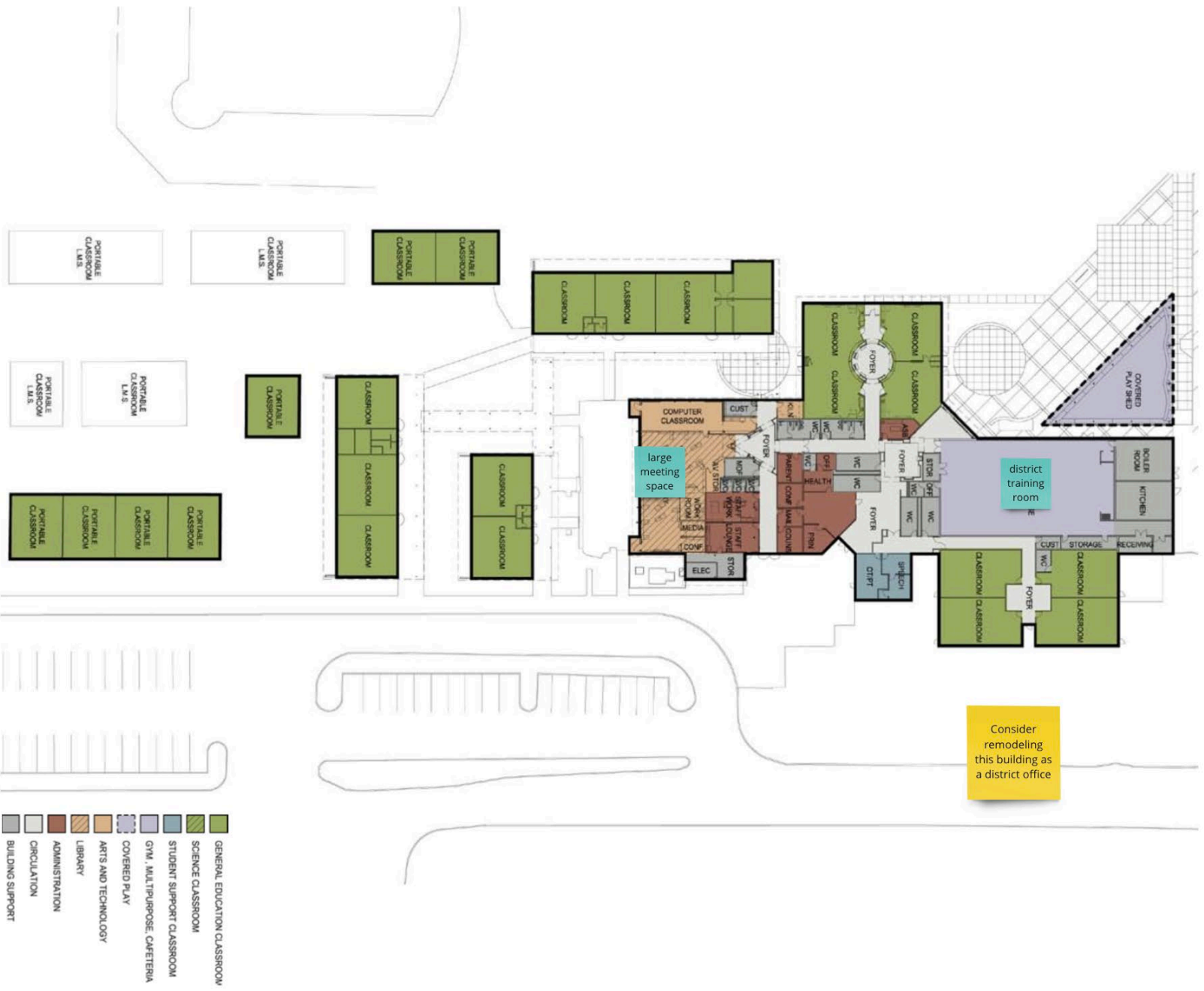
Make nicer so you could use it in a swap later on

science rooms have inadequate infrastructure for teaching science, not large enough for all groups

*How do you map out this plan as an elementary school?

Lakewood Elementary School

Site Plan



Essential Questions

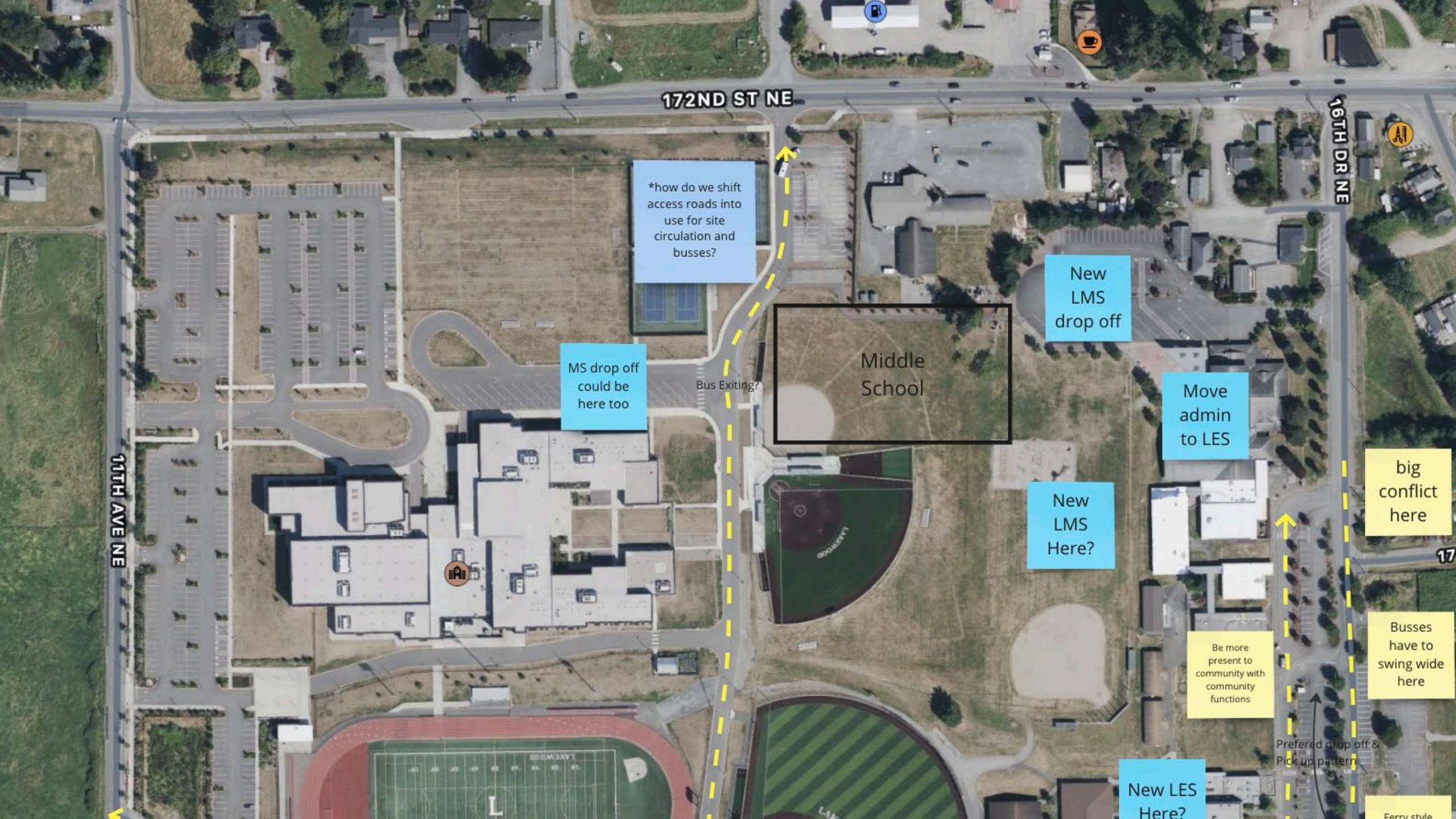
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How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?





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

New LES
Here?

Preferred drop off &
Pick up pattern

Ferry style



Protected
Wetlands

Bus Exiting?

New LES
Here?

Shared
ES drop
off

MS busses
drop off in
play area

Sewer
lift
station

Be more
present to
community
with
community
functions

Have to
swing wide
here

Ferry style
lines for cars -
move busses
elsewhere

Preferred drop off &
Pick up pattern

16TH DRIVE

11TH AVENUE

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

Essential Questions – Summary

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, or enrollment boundary changes (coordinated with future capacity at English Crossing and Lakewood Elementary)

Essential Questions – Summary

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

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

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

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.

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

Lakewood Elementary

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

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

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
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Medium/Long Term Needs

Focus on Projected Enrollment Growth
English Crossing Elementary School

Subtotal English Crossing ES - Growth	0
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Subtotal all English Crossing ES	13,555,840
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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

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

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

Lakewood Middle School

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
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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

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	1,200,000

Medium/Long Term Needs

Focus on Projected Enrollment Growth	
Campus Improvements	

Ranking Worksheet

Near Term Needs			Near Term Needs			
Focus on Maintenance & Preservation			Focus on Safety & Security			
Lakewood Elementary School			Lakewood Elementary School			
	Flooring Update	454,000		Improve energy efficiency of outside walls (explore utility grant opportunities)	681,000	
	Replace electrical panels older than 30 years (explore utility grant opportunities)	363,200		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 - 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			
	Exterior Painting	330,800		Repair or replace domestic hot water system	1,242,900	
	Improve wayfinding and signage (exterior and interior)	82,830		Repair or replace fire suppression system at covered play	331,440	
	Flooring Update	621,450		Replace intercom system	331,440	
	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	
	Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750		Replace fire alarm system	331,440	
				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			
	Flooring Update	442,170		Miscellaneous Site Improvements, Sidewalk Repair	350,000	
	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			
	Clean exterior louvers and vents	251,340		Replace intercom system	502,680	
	Replace electrical equipment beyond its anticipated lifespan (explore utility grant opportunities)	942,525		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	
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			
	Update and clarify automotive traffic flow during drop off and pickup (signage solution)	250,000		Miscellaneous Site Improvements, Sidewalk Repair	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 flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750
72	Replace flourescent 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 (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 flourescent fixtures with energy efficient LED fixtures(explore utility grant opportunities) (\$25/sf)	1,033,750
72	Replace flourescent 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
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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
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74	Enclose site with new fencing (\$15/sf)	621,450
80	Repair or replace fire suppression system at covered play (\$8/sf)	331,440
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TOTAL FOCUS ON SAFETY & SECURITY ONLY		12,012,755

COMBINED TOTAL FOR ALL	18,792,556
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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

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Lakewood Middle School	
Campus Improvements	
TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY	6,779,801

PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY	9,337,440
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ADDITIONAL SAFETY & SECURITY	3,777,020
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COMBINED PRIORITY + ADDITIONAL	13,114,460
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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		
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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
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Committee Conclusions

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.

Upcoming Meetings

September 12, 6pm at Lakewood HS Library
Levy and Bond FINAL RECOMMENDATIONS

October 4, 6pm at Lakewood HS Library
Committee Presents FINAL RECOMMENDATIONS



Discussion

Committee Comments & Board Questions

