

Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 8: CFAC Capital Master Plan Scope & Funding

June 13, 2023



McGRANAHAN^{architects}

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 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**?

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

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

A Review of What We Have Studied and Steps We Took

		LHS	LMS				LES					CCES		ECES
		Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
		2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations Slabs on Grade Water and Gas Mitigation Superstructure Exterior Vertical Enclosures Exterior Horizontal Enclosures Interior Construction Interior Finishes Plumbing HVAC Fire Protection Electrical Communications Electronic Safety and Security Integrated Automation Equipment Furnishings	Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
	Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
	Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
	Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
	Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
	Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
	Interior Construction	90	90	90	90	90	90	68	75	90		90		90
	Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
	Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
	HVAC	90	76	90	83	93	61	51	51	90		94	95	67
	Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
	Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
	Communications	100	61	61	61	61	90	90	90	90	90	90		76
	Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
	Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90	
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90	
Overall Weighted ICOS Score		91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1
Excellent (95-100)		100												
Good (85-94)		90												
Fair (62-84)		62												
Poor (30-61)		30												
Unsatisfactory (0-29)		15												

[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 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

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

	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	51
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.

English Crossing Elementary School Floor Plan



McGRANAHAN architects

Lakewood Middle School Floor Plan

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

Updated buildings offset operational and maintenance costs

Allows for more programs and opportunities for kids

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?

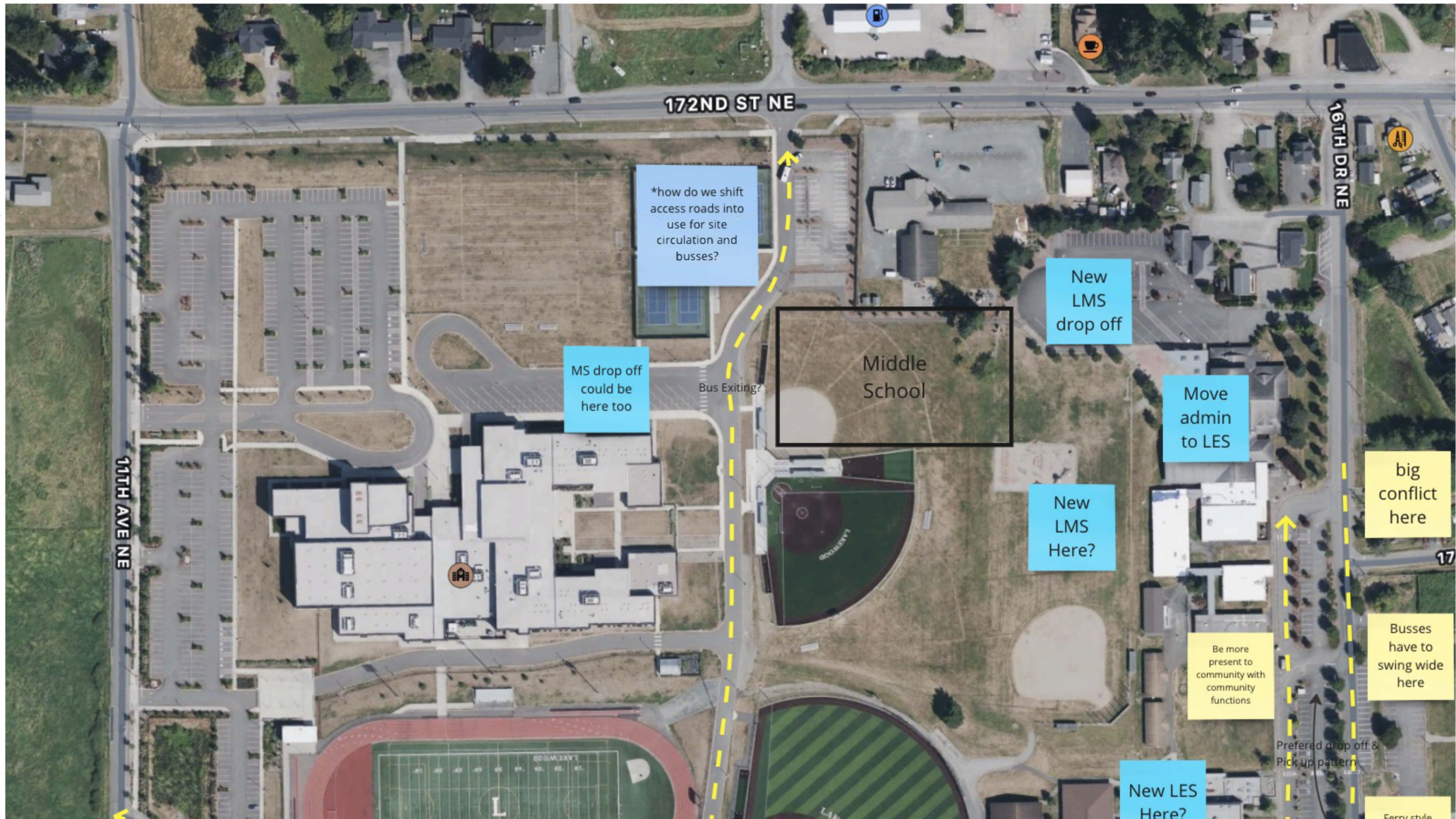


Lakewood Elementary School

Site Plan









be more present to community with community functions

have to swing wide here

Preferred drop off & Pick up pattern

Ferry style lines for cars - move busses elsewhere

New LES Here?

Shared ES drop off

MS busses drop off in play area

Sewer lift station

Protected Wetlands

Bus Exiting?

11TH AVENUE

16TH DRIVE

LAKESIDE

LAKEWOOD

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)		Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School - 45,400sf		Lakewood Elementary School		Lakewood Elementary School		Lakewood Elementary School		Convert Old Lakewood Middle School to Lakewood Elementary	
Flooring Update (\$10/sf)	454,000	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf)	681,000	Upgrade electrical systems throughout (\$15/sf)	681,000			Lakewood Elementary School for 600 students	
Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air (\$30/sf)	1,362,000	Add classrooms to eliminate need for portables (collaborative/contemporary learning)				600 x 100 x 350 x 1.5 =	31,500,000
		Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	363,200	16 CR x 1,200sf x 600\$/sf x 1.5 =	17,280,000			students x sf/student x \$/sf x soft cost factor = budget	
		Replace integrated automation system (\$8/sf)	363,200	Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600\$/sf x 1.5 =	2,250,000	8 CR x 1,200sf x 600\$/sf x 1.5 =	8,640,000		
				Add Separate Gym: 6,000sf x 600\$/sf x 1.5 =	5,400,000				
Subtotal Lakewood ES - Immediate Maintenance	817,200	Subtotal Lakewood ES - Safety and Security	2,769,400	Subtotal Lakewood ES - Maintenance/Replacement	25,611,000	Subtotal Lakewood ES - Growth	8,640,000	Convert Old Lakewood ES to District Office/Early Childhood	
						Subtotal all Lakewood ES	37,837,600	District Office and Early Learning Center	
								25,000 x 300 x 1.5 =	11,250,000
								sf of renovation x soft cost factor = budget	
Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)		Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School - 41,430sf		English Crossing Elementary School		English Crossing Elementary School		English Crossing Elementary School		English Crossing Elementary School	
Exterior Painting (\$8/sf)	330,800	Repair or replace domestic hot water system (\$30/sf)	1,242,900	Improve natural daylight (\$30/sf)	1,242,900				
Improve wayfinding and signage (exterior and interior) (\$2/sf)	82,830	Repair or replace fire suppression system at covered play (\$8/sf)	331,440	Improve functionality of gymnasium/cafeteria					
Flooring Update (\$15/sf)	621,450	Replace intercom system (\$8/sf)	331,440	Look for ways to separate into two spaces					
Repair or Replace Water Source Heat Pumps (\$40/sf)	1,654,000	Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	331,440	Add Separate Gym: 6,000sf x 600\$/sf x 1.5 =	5,400,000				
Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750	Replace fire alarm system (\$8/sf)	331,440						
		Enclose site with new fencing (\$15/sf)	621,450						
Subtotal English Crossing ES - Immediate Maintenance	3,722,830	Subtotal English Crossing ES - Safety and Security	3,190,110	Subtotal English Crossing ES - Maint./Replacement	6,642,900	Subtotal English Crossing ES - Growth	0	Capital Bond (Focus on Growing for the Future)	
						Subtotal all English Crossing ES	13,555,840	Lakewood Middle School	
								New School for 700 students	
								700 x 135 x 600 x 1.5 =	85,050,000
								students x sf/student x \$/sf x soft cost factor = budget	
Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)		Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School - 62,835sf		Lakewood Middle School		Lakewood Middle School		Lakewood Middle School		Campus Improvements	
Clean exterior louvers and vents (\$4/sf)	251,340	Replace intercom system (\$8/sf)	502,680	Repair and/or replace existing roofs and drains (\$15/sf)	942,525			Repair or replace sewer gravity system (lump sum guess)	2,500,000
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf)	942,525	Replace master clock system (\$8/sf)	502,680	Repair and/or replace galvanized steel plumbing (\$25/sf)	1,570,875			Create site wide ground source heat pump system (lump sum guess)	1,500,000
		Install access control system with lock-down functions (\$8/sf)	502,680	Improve natural light throughout (\$15/sf)	942,525			Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
		Replace fire alarm system (\$8/sf)	502,680	Improve functionality of science classrooms (\$15/sf)	942,525				
		Right size the cafeteria for student population: 2,500sf x 600\$/sf x 1.5 =	2,250,000	Enclose exterior circulation, physical connections between buildings: 2,500sf x 600\$/sf x 1.5 =	2,250,000				
		Improve site security and fencing (\$15/sf)	942,525	Add 4 classrooms to replace portables (collaborative/contemporary learning): 6,000sf x 600\$/sf x 1.5 =	5,400,000	Add 4 classrooms to provide growth (collaborative/contemporary learning): 6,000sf x 600\$/sf x 1.5 =	5,400,000		
				Add Auxiliary Gymnasium: 8,500sf x 600\$/sf x 1.5 =	7,650,000				
Subtotal Lakewood MS - Immediate Maintenance	1,193,865	Subtotal Lakewood MS - Safety and Security	5,203,245	Subtotal Lakewood MS - Maint./Replacement	19,698,450	Subtotal Lakewood MS - Growth	5,400,000	TOTAL REPLACEMENT BOND	
\$/sf: 19		\$/sf: 47		\$/sf: 70		Subtotal all Lakewood MS	31,495,560	State Funding Assistance	-7,000,000
								TOTAL AFTER STATE FUNDING	126,000,000
Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)		DELTA	
Campus Improvements		Campus Improvements		Campus Improvements		Campus Improvements			44,661,000
drop off and pick up (baggage solution) (lump sum guess)	250,000			Repair or replace sewer gravity system (lump sum guess)	2,500,000				
				Create site wide ground source heat pump system (lump sum guess)	1,500,000				
				Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000				
Subtotal Campus Improvements - Immediate Mainte	250,000	Subtotal Campus Improvements - Safety and Security	0	Subtotal Campus Improvements - Maint./Replaceme	5,200,000	Subtotal Campus Improvements - Growth	0		
						Subtotal all Campus Improvements	5,450,000		
TOTAL IMMEDIATE	5,983,895	TOTAL LEVY - SAFETY & SECURITY	11,162,755	TOTAL BOND - MAINTENANCE/REPLACEMENT	57,152,350	TOTAL BOND - GROWTH	14,040,000	TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	88,339,000
								State Funding Assistance	-7,000,000
								TOTAL AFTER STATE FUNDING	81,339,000

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School - 45,400sf		Lakewood Elementary School		Lakewood Elementary School		Lakewood Elementary School	
Flooring Update (\$10/sf)	454,000	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf)	681,000	Upgrade electrical systems throughout (\$15/sf)	681,000		
Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air (\$30/sf)	1,362,000	Add classrooms to eliminate need for portables (collaborative contemporary learning)			
		Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	363,200	16 CR x 1,200sf x 600\$/sf x 1.5 =	17,280,000		
		Replace integrated automation system (\$8/sf)	363,200	Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600\$/sf x 1.5 =	2,250,000	8 CR x 1,200sf x 600\$/sf x 1.5 =	8,640,000
				Add Separate Gym: 6,000sf x 600\$/sf x 1.5 =	5,400,000		
Subtotal Lakewood ES - Immediate Maintenance	817,200	Subtotal Lakewood ES - Safety and Security	2,769,400	Subtotal Lakewood ES - Maintenance/Replacement	25,611,000	Subtotal Lakewood ES - Growth	8,640,000
						Subtotal all Lakewood ES	37,837,600

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School - 41,430sf		English Crossing Elementary School		English Crossing Elementary School		English Crossing Elementary School	
Exterior Painting (\$8/sf)	330,800	Repair or replace domestic hot water system (\$30/sf)	1,242,900	Improve natural daylight (\$30/sf)	1,242,900		
Improve wayfinding and signage (exterior and interior) (\$2/sf)	82,830	Repair or replace fire suppression system at covered play (\$8/sf)	331,440	Improve functionality of gymnasium/cafeateria			
Flooring Update (\$15/sf)	621,450	Replace intercom system (\$8/sf)	331,440	Look for ways to separate into two spaces			
Repair or Replace Water Source Heat Pumps (\$40/sf)	1,654,000	Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	331,440	Add Separate Gym: 6,000sf x 600\$/sf x 1.5 =	5,400,000		
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750	Replace fire alarm system (\$8/sf)	331,440				
		Enclose site with new fencing (\$15/sf)	621,450				
Subtotal English Crossing ES - Immediate Maintenan	3,722,830	Subtotal English Crossing ES - Safety and Security	3,190,110	Subtotal English Crossing ES - Maint./Replacement	6,642,900	Subtotal English Crossing ES - Growth	0
						Subtotal all English Crossing ES	13,555,840

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School - 62,835sf		Lakewood Middle School		Lakewood Middle School		Lakewood Middle School	
Clean exterior louvers and vents (\$4/sf)	251,340	Replace intercom system (\$8/sf)	502,680	Repair and/or replace existing roofs and drains (\$15/sf)	942,525		
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf)	942,525	Replace master clock system (\$8/sf)	502,680	Repair and/or replace galvanized steel plumbing (\$25/sf)	1,570,875		
		Install access control system with lock-down functions (\$8/sf)	502,680	Improve natural light throughout (\$15/sf)	942,525		
		Replace fire alarm system (\$8/sf)	502,680	Improve functionality of science classrooms (\$15/sf)	942,525		
		Right size the cafeteria for student population: 2,500sf x 600\$/sf x 1.5 =	2,250,000	Enclose exterior circulation, physical connections between buildings: 2,500sf x 600\$/sf x 1.5 =	2,250,000		
		Improve site security and fencing (\$15/sf)	942,525	Add 4 classrooms to replace portables (collaborative contemporary learning): 6,000sf x 600\$/sf x 1.5 =	5,400,000	Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600\$/sf x 1.5 =	5,400,000
				Add Auxiliary Gymnasium: 8,500sf x 600\$/sf x 1.5 =	7,650,000		
Subtotal Lakewood MS - Immediate Maintenance	1,193,865	Subtotal Lakewood MS - Safety and Security	5,203,245	Subtotal Lakewood MS - Maint./Replacement	19,698,450	Subtotal Lakewood MS - Growth	5,400,000
\$/sf:	19	\$/sf:	47	\$/sf:	70	Subtotal all Lakewood MS	31,495,560

Immediate/Short Term (Focus on Maintenance)	Capital Levy (Focus on Safety and Security)	Capital Bond (Focus on Maintenance and Improvement)	Capital Bond (Focus on Growing for the Future)
Campus Improvements	Campus Improvements	Campus Improvements	Campus Improvements
drop off and pick up (signage solution) (lump sum guess)250,000		Repair or replace sewer gravity system (lump sum guess)2,500,000	
		Create site wide ground source heat pump system (lump sum guess)1,500,000	
		Update and improve vehicular traffic flow throughout site (lump sum guess)1,200,000	
Subtotal Campus Improvements - Immediate Maintenance250,000	Subtotal Campus Improvements - Safety and Security0	Subtotal Campus Improvements - Maintenance/Replacement5,200,000	Subtotal Campus Improvements - Growth0
			Subtotal all Campus Improvements5,450,000
TOTAL IMMEDIATE5,983,895	TOTAL LEVY - SAFETY & SECURITY11,162,755	TOTAL BOND - MAINTENANCE/REPLACEMENT57,152,350	TOTAL BOND - GROWTH14,040,000
			TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS88,339,000
			State Funding Assistance-7,000,000
			TOTAL AFTER STATE FUNDING81,339,000

Capital Bond (Focus on Growing for the Future)	
Convert Old Lakewood Middle School to Lakewood Elementary	
Lakewood Elementary School for 600 students	
600 x 100 x 350 x 1.5 =	31,500,000
students x sf/student x \$/sf x soft cost factor = budget	

Convert Old Lakewood ES to District Office/Early Childhood	
District Office and Early Learning Center	
25,000 x 300 x 1.5 =	11,250,000
sf of renovation x soft cost factor = budget	

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	85,050,000
students x sf/student x \$/sf x soft cost factor = budget	

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000

TOTAL REPLACEMENT BOND	133,000,000
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	126,000,000
 DELTA	 44,661,000

Lakewood SD CFAC Immediate/Short Term Development Options

Immediate/Short Term (Focus on Maintenance)			Capital Levy (Focus on Safety and Security)		
Lakewood Elementary School - 45,400sf			Lakewood Elementary School		
	Flooring Update (\$10/sf)	454,000		Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf)	681,000
	Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200		Replace boiler and improve HVAC and outdoor air (\$30/sf)	1,362,000
				Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	363,200
				Replace integrated automation system (\$8/sf)	363,200
Immediate/Short Term (Focus on Maintenance)			Capital Levy (Focus on Safety and Security)		
English Crossing Elementary School - 41,430sf			English Crossing Elementary School		
	Exterior Painting (\$8/sf)	330,800		Repair or replace domestic hot water system (\$30/sf)	1,242,900
	Improve wayfinding and signage (exterior and interior) (\$2/sf)	82,830		Repair or replace fire suppression system at covered play (\$8/sf)	331,440
	Flooring Update (\$15/sf)	621,450		Replace intercom system (\$8/sf)	331,440
	Repair or Replace Water Source Heat Pumps (\$40/sf)	1,654,000		Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	331,440
	Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750		Replace fire alarm system (\$8/sf)	331,440
				Enclose site with new fencing (\$15/sf)	621,450
Immediate/Short Term (Focus on Maintenance/Preservation)			Capital Levy (Focus on Safety, Security and Maintenance)		
Cougar Creek Elementary School - 44,217			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			
Immediate/Short Term (Focus on Maintenance)			Capital Levy (Focus on Safety and Security)		
Lakewood Middle School - 62,835sf			Lakewood Middle School		
	Clean exterior louvers and vents (\$4/sf)	251,340		Replace intercom system (\$8/sf)	502,680
	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf)	942,525		Replace master clock system (\$8/sf)	502,680
				Install access control system with lock-down functions (\$8/sf)	502,680
				Replace fire alarm system (\$8/sf)	502,680
				Right size the cafeteria for student population: 2,500sf x 600\$/sf x 1.5 =	2,250,000
				Improve site security and fencing (\$15/sf)	942,525
Immediate/Short Term (Focus on Maintenance)			Capital Levy (Focus on Safety and Security)		
Campus Improvements			Campus Improvements		
	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000		Miscellaneous Site Improvements, Sidewalk Repair	500,000
TOTAL IMMEDIATE		6,779,801	TOTAL LEVY - SAFETY & SECURITY		12,012,755

Ranked Results

									Immediate/Short Term (Focus on Maintenance)			Running Total	
3	4	2	1	3	11	6	1	1	32	M: Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf)	942,525	942,525	
1	3	6	4	1	4	8	3	3	33	M: Repair or Replace Water Source Heat Pumps (\$40/sf)	1,654,000	2,596,525	
5	2	7	3	4	7	5	2	5	40	M: Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200	2,959,725	
4	1	1	12	2	1	1	12	8	42	M: Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000	3,209,725	
10	2	7	2	2	5	1	1	2	32	S/S: Replace boiler and improve HVAC and outdoor air (\$30/sf)	1,362,000	4,571,725	
1	6	2	12	9	1	3	11	7	52	S/S: Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	331,440	4,903,165	
5	4	5	11	6	3	4	10	4	52	S/S: Install access control system with lock-down functions (\$8/sf)	502,680	5,405,845	
8	5	8	10	5	2	4	7	9	58	M: Flooring Update (\$10/sf)	442,170	5,848,015	
6	6	10	9	7	4	2	8	7	59	M: Flooring Update (\$10/sf)	454,000	6,302,015	
10	8	9	8	6	3	3	6	6	59	M: Flooring Update (\$15/sf)	621,450	6,923,465	
12	3	1	12	1	7	9	14	5	64	S/S: Improve site security and fencing (\$15/sf)	942,525	7,865,990	
3	5	11	14	3	6	11	13	8	74	S/S: Enclose site with new fencing (\$15/sf)	621,450	8,487,440	
6	11	17	18	17	16	14	18	16	133	S/S: Miscellaneous Site Improvements, Sidewalk Repair	500,000	8,987,440	
13	15	18	17	18	12	13	17	15	138	S/S: Miscellaneous Site Improvements, Sidewalk Repair	350,000	9,337,440	
English Crossing		Cougar Creek ES							From below		3,777,020	13,114,460	
Lakewood ES		Lakewood MS											

11	10	5	5	10	10	7	4	4	66	Capital Levy (Focus on Safety and Security)	
12	9	3	6	9	9	9	5	10	66	M: Replace fluorescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	
7	7	4	7	12	8	11	11	12	72	M: Replace fluorescent fixtures with energy efficient LED fixtures	
9	12	12	2	11	12	10	10	2	79	M: Improve wayfinding and signage (exterior and interior) (\$2/sf)	
2	11	11	11	8	6	12	9	11	80	M: Clean exterior louvers and vents (\$4/sf)	
8	7	10	3	10	4	7	2	3	81	M: Exterior Painting (\$8/sf)	
9	8	3	12	5	2	12	7	6	54	S/S: Repair or replace domestic hot water system (\$30/sf)	
11	1	16	1	4	18	2	16	1	64	S/S: Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	
2	13	6	6	15	11	8	8	11	70	S/S: Right size cafeteria for student population (2,500sf x 600sf/sf x 1.5)	
17	14	4	4	7	15	5	5	13	80	S/S: Repair or replace fire suppression system at covered play (\$8/sf)	
7	18	8	5	8	17	6	6	14	84	S/S: Replace fire alarm system (\$8/sf)	
4	9	13	13	13	8	10	12	10	89	S/S: Replace fire alarm system (\$8/sf)	
15	16	12	7	16	9	7	9	7	92	S/S: Replace integrated automation system (\$8/sf)	
14	10	9	9	14	10	17	4	12	98	S/S: Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf)	
16	12	15	8	12	13	16	3	9	99	S/S: Replace intercom system (\$8/sf)	
18	17	14	10	11	14	15	15	17	104	S/S: Replace intercom system (\$8/sf)	
									131	S/S: Replace master clock system (\$8/sf)	

3,777,020

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
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	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
12	3	1	12	1	7	9	14	5
3	5	11	14	3	6	11	13	8
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

English Crossing	Cougar Creek ES
Lakewood ES	Lakewood MS

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Immediate/Short Term (Focus on Maintenance)			Running Total
32	M: Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) (\$15/sf)	942,525	942,525
33	M: Repair or Replace Water Source Heat Pumps (\$40/sf)	1,654,000	2,596,525
40	M: Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200	2,959,725
42	M: Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000	3,209,725
32	S/S: Replace boiler and improve HVAC and outdoor air (\$30/sf)	1,362,000	4,571,725
52	S/S: Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	331,440	4,903,165
52	S/S: Install access control system with lock-down functions (\$8/sf)	502,680	5,405,845
58	M: Flooring Update (\$10/sf)	442,170	5,848,015
59	M: Flooring Update (\$10/sf)	454,000	6,302,015
59	M: Flooring Update (\$15/sf)	621,450	6,923,465
64	S/S: Improve site security and fencing (\$15/sf)	942,525	7,865,990
74	S/S: Enclose site with new fencing (\$15/sf)	621,450	8,487,440
133	S/S: Miscellaneous Site Improvements, Sidewalk Repair	500,000	8,987,440
138	S/S: Miscellaneous Site Improvements, Sidewalk Repair	350,000	9,337,440

From below	3,777,020	13,114,460
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Capital Levy (Focus on Safety and Security)	
	M: Replace fluorescent fixtures with energy efficient LED fixtures

English Crossing
Lakewood ES

Cougar Creek ES
Lakewood MS

From below 3,777,020

13,114,460

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
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
11	1	16	1	4	18	2	16	1
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

Capital Levy (Focus on Safety and Security)		
66	M: Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) (\$25/sf)	1,033,750
72	M: Replace flourescent fixtures with energy efficient LED fixtures	353,736
79	M: Improve wayfinding and signage (exterior and interior) (\$2/sf)	82,830
80	M: Clean exterior louvers and vents (\$4/sf)	251,340
81	M: Exterior Painting (\$8/sf)	330,800
54	S/S: Repair or replace domestic hot water system (\$30/sf)	1,242,900
64	S/S: Replace intrusion detection system and add access control system with lock-down functions (\$8/sf)	363,200
70	S/S: Right size cafeteria for student population (2,500sf x 600\$/sf x 1.5)	2,250,000
80	S/S: Repair or replace fire suppression system at covered play (\$8/sf)	331,440
84	S/S: Replace fire alarm system (\$8/sf)	502,680
89	S/S: Replace fire alarm system (\$8/sf)	331,440
92	S/S: Replace integrated automation system (\$8/sf)	363,200
98	S/S: Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) (\$15/sf)	681,000
99	S/S: Replace intercom system (\$8/sf)	331,440
104	S/S: Replace intercom system (\$8/sf)	502,680
131	S/S: Replace master clock system (\$8/sf)	502,680

Scope and Funding in the CFAC Capital Master Plan

The Committee has contemplated funding immediate needs with a capital levy, which funds projects as taxes are collected over the levy duration. Subsequent major projects in the Master Plan would be funded by bonds, which fund projects soon after voter approval is received. Bonds involve interest, but they alleviate the risks of construction cost escalation that would occur later, and bring the projects' benefits sooner.

How many projects from the selected items in the Focus on Maintenance and the Focus on Safety and Security should be included in a Capital Levy to be taken to the voters of Lakewood School District in 2024?

The Committee will review a package with a reduced number of projects for the Capital Levy, and one that includes the projects prioritized by the Committee at the last meeting, and then decide on a recommendation for the School Board to study.

How does the level of funding (based on the number of projects included) for the Capital Levy impact future Capital Projects Master Plan steps?

Levy and Bond Packages

Levy Vote 2024 / 2025-28 Collection Years / Project Implementation

2023	Vote 2024	2025	2026	2027	2028		
	5%	5%	5%	5%	5%	annual cost escalation	
9,337,440	2,451,078	2,573,632	2,702,313	2,837,429	2,979,301	11,092,675	Levy Scenario: \$12M

OR

2023	Vote 2024	2025	2026	2027	2028		
	5%	5%	5%	5%	5%	annual cost escalation	
13,114,460	3,442,546	3,614,673	3,795,407	3,985,177	4,184,436	15,579,693	Levy Scenario: \$17M

2023	2024	2025	2026	2027	Bond Vote 2028	2029	Constr. 2030	Open 2032	
New Lakewood Middle School	4%	4%	4%	4%	4%	4%	4%	annual cost escalation	
85,000,000	88,400,000	91,936,000	95,613,440	99,437,978	103,415,497	107,552,117	111,854,201	Bond Scenario: \$108M	

2023	2024	2025	2026	2027	2028	2029	2030	2031	Bond Vote 2032	2033	Constr. 2034	Open 2036	
Lakewood ES Replacement	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	annual cost escalation	
50,000,000	51,750,000	53,561,250	55,435,894	57,376,150	59,384,315	61,462,766	63,613,963	65,840,452	68,144,868	70,529,938	72,998,486	Bond Scenario: \$72M	



Lakewood School District No. 306 Bond Issue Planning

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Projected Tax Rates (\$12 million capital levy)

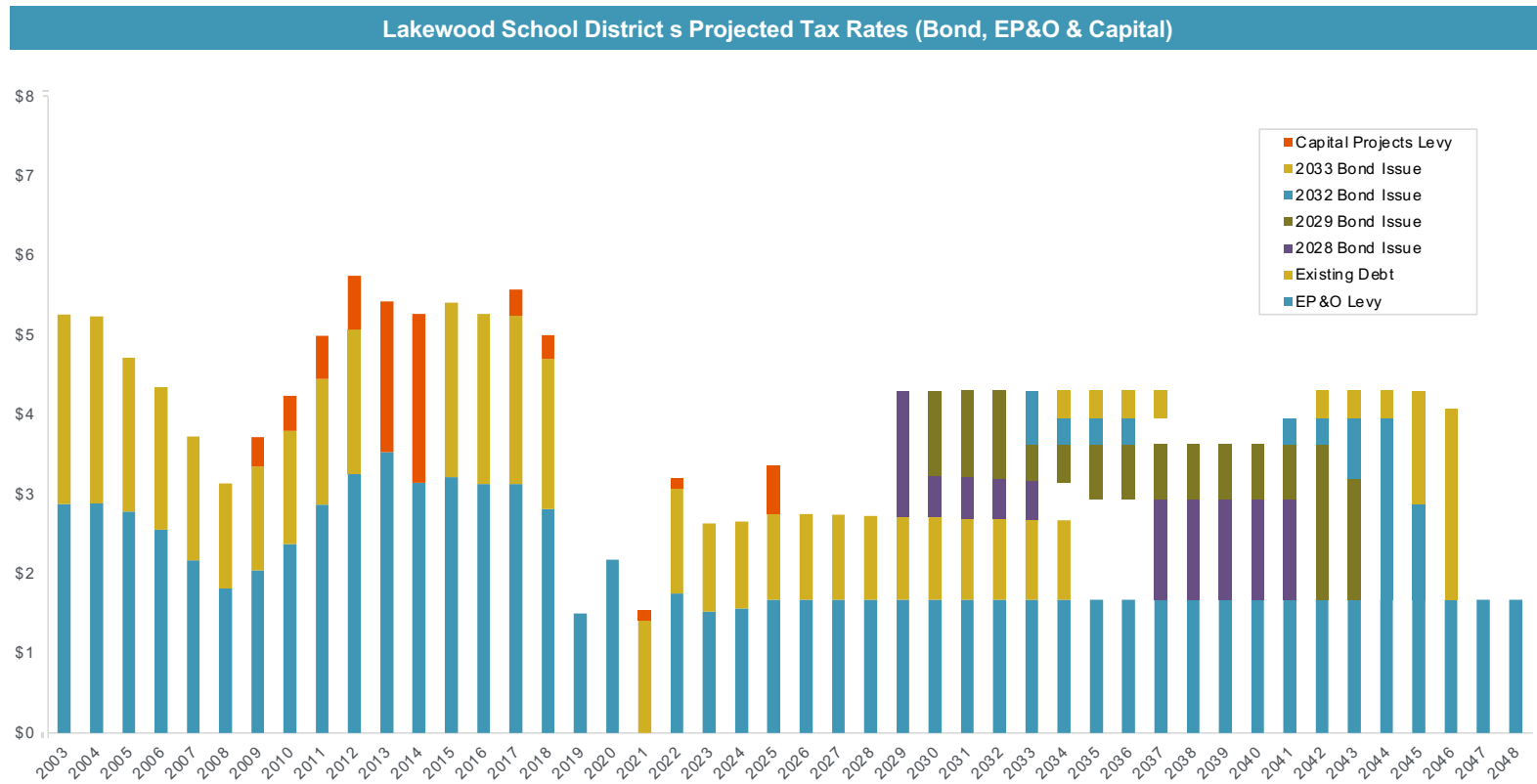
Calculation Factors				
Rating:	Aaa (State Guarantee); Aa3 (Underlying)			
Interest Rates:	2028 Issue: Current Plus 1.50 Percent All Other Issues: Current Plus 1.50 Percent			
Assessed Value Increases at:	R&P	Timber		
	Certified	2023	22.07%	1.24%
		2024	3.00%	0.00%
		2025	3.00%	0.00%
		2026	3.00%	0.00%
		2027	3.00%	0.00%
		2028 - 2072	3.00%	0.00%
Issue Structure:	Combined Level Tax Rate			
	2028 Authorization: \$108,000,000		2033 Authorization: \$72,000,000	
	Issue 1	Issue 2	Issue 3	Issue 4
Bonds Issued:	6/1/2028	12/1/2029	6/1/2032	12/1/2033
Capital Projects Deposit:	\$54,000,000	\$54,000,000	\$36,000,000	\$36,000,000
				\$180,000,000

NOTES:

- (1) Certified 2023 levy amounts.
- (2) Voter approved EP&O collection amount.
- (3) Capital levy collection amounts provided by McGranahan.
- (4) EP&O levy collection amount provided by the District.
- (5) EP&O collection grows with AV in 2025 & on.

(in 1,000's)												Projected Tax Rates									
Levy Year	Bond Assessed Value	EP&O Assessed Value	Debt Service					\$12,000 Capital Levy	EP&O Levy		Levy Year	Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	Capital Levy	EP&O Levy	Combined Tax Rates	
			Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds													
2023	\$4,242,431	\$4,242,206	\$4,691	\$0	\$0	\$0	\$0	\$4,715	\$0	\$6,471	(1)	2023	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00	\$1.11	\$0.00	\$1.53	\$2.64
2024	4,369,690	4,369,465	4,786	0	0	0	0	4,786	0	6,834	(2)	2024	1.10	0.00	0.00	0.00	0.00	1.10	0.00	1.56	2.66
2025	4,500,767	4,500,543	4,881	0	0	0	0	4,881	2,700	7,539	(3)(4)	2025	1.08	0.00	0.00	0.00	0.00	1.08	0.60	1.68	3.36
2026	4,635,777	4,635,552	4,980	0	0	0	0	4,980	2,900	7,765	(5)	2026	1.07	0.00	0.00	0.00	0.00	1.07	0.63	1.68	3.37
2027	4,774,837	4,774,612	5,076	0	0	0	0	5,076	3,100	7,998		2027	1.06	0.00	0.00	0.00	0.00	1.06	0.65	1.68	3.39
2028	4,918,068	4,917,844	5,180	0	0	0	0	5,180	3,300	8,238		2028	1.05	0.00	0.00	0.00	0.00	1.05	0.67	1.68	3.40
2029	5,065,597	5,065,372	5,280	7,987	0	0	0	13,267	0	8,485		2029	1.04	1.58	0.00	0.00	0.00	2.62	0.00	1.68	4.29
2030	5,217,551	5,217,327	5,387	2,767	5,512	0	0	13,665	0	8,740		2030	1.03	0.53	1.06	0.00	0.00	2.62	0.00	1.68	4.29
2031	5,374,064	5,373,840	5,498	2,767	5,813	0	0	14,077	0	9,002		2031	1.02	0.51	1.08	0.00	0.00	2.62	0.00	1.68	4.29
2032	5,535,273	5,535,048	5,603	2,767	6,127	0	0	14,497	0	9,272		2032	1.01	0.50	1.11	0.00	0.00	2.62	0.00	1.68	4.29
2033	5,701,318	5,701,093	5,717	2,767	2,607	3,813	0	14,904	0	9,550		2033	1.00	0.49	0.46	0.67	0.00	2.61	0.00	1.68	4.29
2034	5,872,344	5,872,119	5,833	2,767	2,821	1,958	2,002	15,379	0	9,837		2034	0.99	0.47	0.48	0.33	0.34	2.62	0.00	1.68	4.29
2035	6,048,500	6,048,276	0	7,597	4,166	2,017	2,061	15,841	0	10,132		2035	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2036	6,229,942	6,229,717	0	7,827	4,290	2,072	2,127	16,316	0	10,436		2036	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2037	6,416,827	6,416,602	0	8,061	4,420	2,134	2,194	16,809	0	10,749		2037	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2038	6,609,318	6,609,093	0	8,302	4,555	2,197	2,257	17,310	0	11,071		2038	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2039	6,807,584	6,807,359	0	8,552	4,690	2,265	2,325	17,831	0	11,403		2039	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2040	7,011,798	7,011,573	0	8,808	4,833	2,328	2,397	18,366	0	11,746		2040	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2041	7,222,139	7,221,914	0	9,074	4,977	2,401	2,464	18,916	0	12,098		2041	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29
2042	7,438,789	7,438,564	0	0	14,472	2,473	2,541	19,486	0	12,461		2042	0.00	0.00	1.95	0.33	0.34	2.62	0.00	1.68	4.29
2043	7,661,939	7,661,715	0	0	11,660	5,794	2,616	20,070	0	12,835		2043	0.00	0.00	1.52	0.76	0.34	2.62	0.00	1.68	4.29
2044	7,891,784	7,891,559	0	0	0	17,973	2,699	20,672	0	13,220		2044	0.00	0.00	0.00	2.28	0.34	2.62	0.00	1.68	4.29
2045	8,128,524	8,128,299	0	0	0	9,752	11,539	21,291	0	13,616		2045	0.00	0.00	0.00	1.20	1.42	2.62	0.00	1.68	4.29
2046	8,372,366	8,372,142	0	0	0	0	20,140	20,140	0	14,025		2046	0.00	0.00	0.00	0.00	2.41	2.41	0.00	1.68	4.08
2047	8,623,524	8,623,299	0	0	0	0	0	0	0	14,466		2047	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68
2048	8,882,216	8,881,991	0	0	0	0	0	0	0	14,879		2048	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68
Total Debt Service:			\$80,039	\$80,942	\$57,179	\$57,361															
Total Interest:			\$30,409	\$30,412	\$23,974	\$24,086															
Net Interest Cost:			5.11%	5.27%	5.26%	5.28%															
Lkwd 201																					

Projected Tax Rates (\$12 million capital levy)



Projected Tax Rates (\$17 million capital levy)

Calculation Factors				
Rating:	Aaa (State Guarantee); Aa3 (Underlying)			
Interest Rates:	2028 Issue: Current Plus 1.50 Percent All Other Issues: Current Plus 1.50 Percent			
Assessed Value Increases at:	R&P	Timber		
Certified	2023	22.07%	1.24%	
	2024	3.00%	0.00%	
	2025	3.00%	0.00%	
	2026	3.00%	0.00%	
	2027	3.00%	0.00%	
	2028 - 2072	3.00%	0.00%	
Issue Structure:	Combined Level Tax Rate			
	2028 Authorization: \$108,000,000		2033 Authorization: \$72,000,000	
	Issue 1	Issue 2	Issue 3	Issue 4
	6/1/2028	12/1/2029	6/1/2032	12/1/2033
Bonds Issued:	\$54,000,000	\$54,000,000	\$36,000,000	\$36,000,000
Capital Projects Deposit:	\$180,000,000			

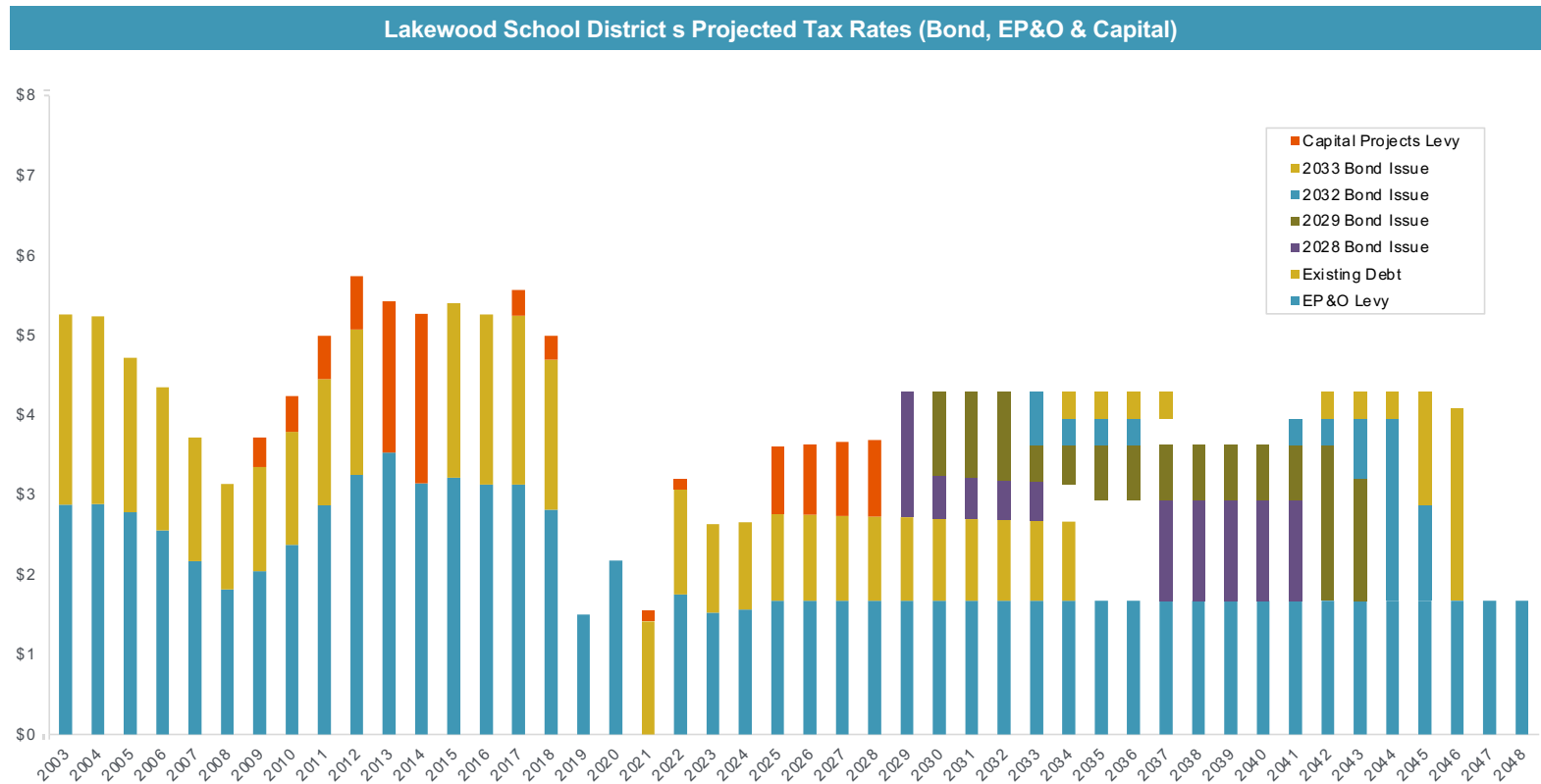
NOTES:

- (1) Certified 2023 levy amounts.
- (2) Voter approved EP&O collection amount.
- (3) Capital levy collection amounts provided by McGranahan.
- (4) EP&O levy collection amount provided by the District.
- (5) EP&O collection grows with AV in 2025 & on.

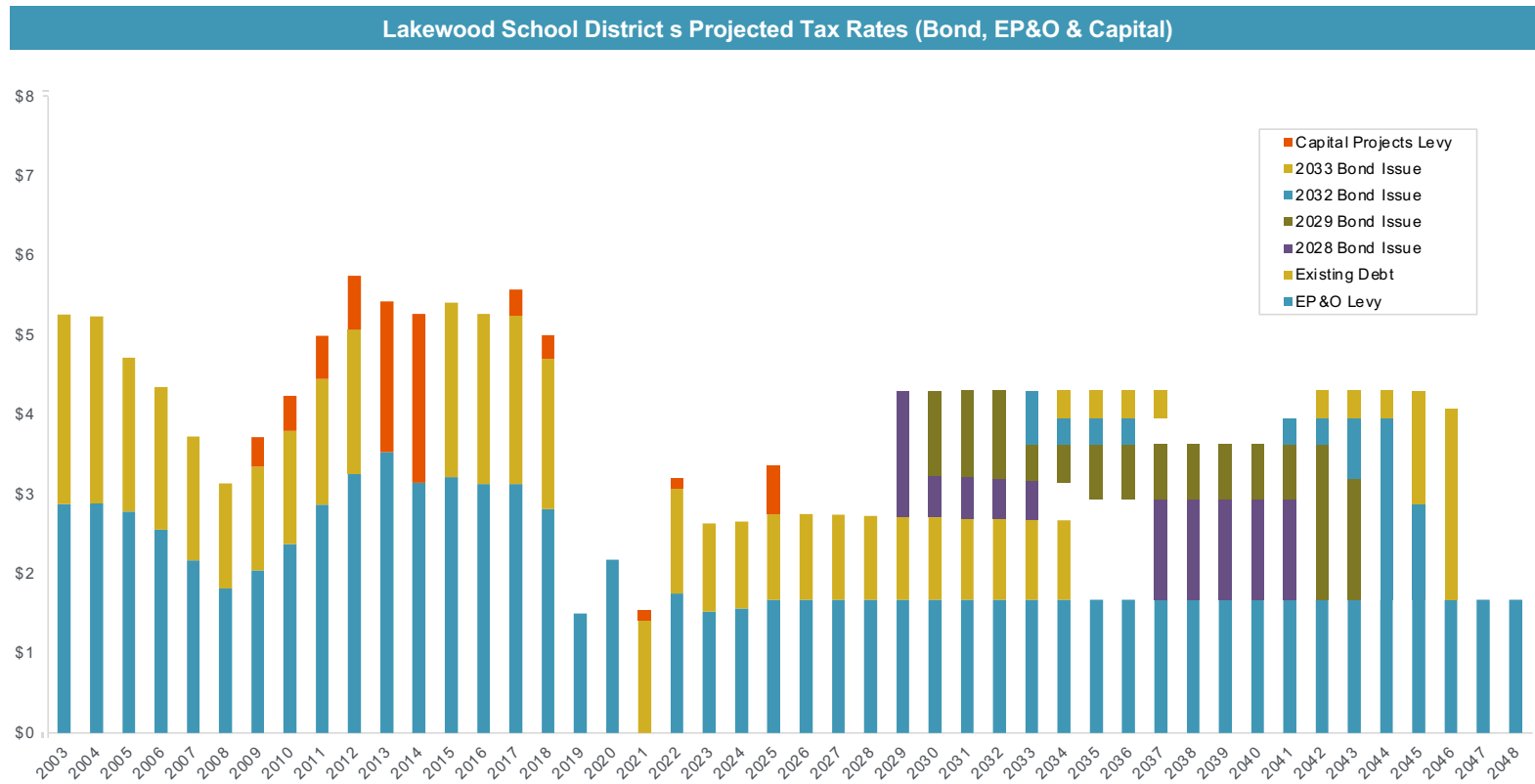
(in 1,000's)											
Levy Year	Bond Assessed Value	EP&O Assessed Value	Debt Service					\$17,000 Capital Levy	EP&O Levy		
			Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds			
2023	\$4,242,431	\$4,242,206	\$4,691	\$0	\$0	\$0	\$0	\$4,715	\$0	(1)	
2024	4,369,690	4,369,465	4,786	0	0	0	0	4,786	0	(2)	
2025	4,500,767	4,500,543	4,881	0	0	0	0	4,881	3,800	(3)(4)	
2026	4,635,777	4,635,552	4,980	0	0	0	0	4,980	4,100	(5)	
2027	4,774,837	4,774,612	5,076	0	0	0	0	5,076	4,400		
2028	4,918,068	4,917,844	5,180	0	0	0	0	5,180	4,700		
2029	5,065,597	5,065,372	5,280	7,987	0	0	0	13,267	0		
2030	5,217,551	5,217,327	5,387	2,767	5,512	0	0	13,665	0		
2031	5,374,064	5,373,840	5,498	2,767	5,813	0	0	14,077	0		
2032	5,535,273	5,535,048	5,603	2,767	6,127	0	0	14,497	0		
2033	5,701,318	5,701,093	5,717	2,767	2,607	3,813	0	14,904	0		
2034	5,872,344	5,872,119	5,833	2,767	2,821	1,958	2,002	15,379	0		
2035	6,048,500	6,048,276	0	7,597	4,166	2,017	2,061	15,841	0		
2036	6,229,942	6,229,717	0	7,827	4,290	2,072	2,127	16,316	0		
2037	6,416,827	6,416,602	0	8,061	4,420	2,134	2,194	16,809	0		
2038	6,609,318	6,609,093	0	8,302	4,555	2,197	2,257	17,310	0		
2039	6,807,584	6,807,359	0	8,552	4,690	2,265	2,325	17,831	0		
2040	7,011,798	7,011,573	0	8,808	4,833	2,328	2,397	18,366	0		
2041	7,222,139	7,221,914	0	9,074	4,977	2,401	2,464	18,916	0		
2042	7,438,789	7,438,564	0	0	14,472	2,473	2,541	19,486	0		
2043	7,661,939	7,661,715	0	0	11,660	5,794	2,616	20,070	0		
2044	7,891,784	7,891,559	0	0	0	17,973	2,699	20,672	0		
2045	8,128,524	8,128,299	0	0	0	9,752	11,539	21,291	0		
2046	8,372,366	8,372,142	0	0	0	0	20,140	20,140	0		
2047	8,623,524	8,623,299	0	0	0	0	0	0	0		
2048	8,882,216	8,881,991	0	0	0	0	0	0	0		
Total Debt Service:				\$80,039	\$80,942	\$57,179	\$57,361				
Total Interest:				\$30,409	\$30,412	\$23,974	\$24,086				
Net Interest Cost:				5.11%	5.27%	5.26%	5.28%				
Lkwd_202											

Projected Tax Rates											
Levy Year	Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	Capital Levy	EP&O Levy	Combined Tax Rates		
2023	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00	\$1.11	\$0.00	\$1.53	\$2.64	(2)	
2024	1.10	0.00	0.00	0.00	0.00	1.10	0.00	1.56	2.66		
2025	1.08	0.00	0.00	0.00	0.00	1.08	0.84	1.68	3.60		
2026	1.07	0.00	0.00	0.00	0.00	1.07	0.88	1.68	3.63		
2027	1.06	0.00	0.00	0.00	0.00	1.06	0.92	1.68	3.66		
2028	1.05	0.00	0.00	0.00	0.00	1.05	0.96	1.68	3.68		
2029	1.04	1.58	0.00	0.00	0.00	2.62	0.00	1.68	4.29		
2030	1.03	0.53	1.06	0.00	0.00	2.62	0.00	1.68	4.29		
2031	1.02	0.51	1.08	0.00	0.00	2.62	0.00	1.68	4.29		
2032	1.01	0.50	1.11	0.00	0.00	2.62	0.00	1.68	4.29		
2033	1.00	0.49	1.16	0.57	0.00	2.61	0.00	1.68	4.29		
2034	0.99	0.47	1.16	0.33	0.34	2.62	0.00	1.68	4.29		
2035	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2036	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2037	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2038	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2039	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2040	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2041	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29		
2042	0.00	0.00	1.95	0.33	0.34	2.62	0.00	1.68	4.29		
2043	0.00	0.00	1.52	0.76	0.34	2.62	0.00	1.68	4.29		
2044	0.00	0.00	2.28	0.34	0.34	2.62	0.00	1.68	4.29		
2045	0.00	0.00	0.00	1.20	1.42	2.62	0.00	1.68	4.29		
2046	0.00	0.00	0.00	0.00	2.41	2.41	0.00	1.68	4.08		
2047	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68		
2048	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68		

Projected Tax Rates (\$17 million capital levy)



Projected Tax Rates (\$12 million capital levy)



Observations

2028 Ramp from EP&O to \$12M Levy: **\$0.70**/1,000 (+ \$490/year) **50% threshold**

2028 Ramp from EP&O to \$17M Levy: **\$0.94**/1,000 (+ \$658/year) **50% threshold**

2024 Levy rate, \$12M package: \$2.66 to \$3.36/1,000 \$700,000 home = \$2,352/year

2024 Levy rate, \$17M package: \$2.66 to \$3.60/1,000 \$700,000 home = \$2,520/year

2028 Ramp from \$12M Levy to Bond Rate: **\$0.90**/1,000 (+ \$630/year) **60% threshold**

2028 Ramp from \$17M Levy to Bond Rate: **\$0.66**/1,000 (+ \$462/year) **60% threshold**

2028 Bond Rate, \$108M package: \$4.26/1,000 \$700,000 home = \$2,982 /year

2032 Bond Rate, \$72M package: \$4.26/1,000 \$700,000 home = \$2,982/year

Discussion/Conclusions

The Committee affirmed unanimously that the **selected items in the Focus on Maintenance AND the Focus on Safety and Security should be included** in a Capital Levy to be taken to the voters of Lakewood School District in 2024.

At this point in the planning process, the **CFAC recommends a Capital Levy amount, with consideration for future cost escalation, of \$17M**. Projects would occur over the years of tax collection 2025-2028, possibly accelerated with early planning and design using existing dollars in the district's capital project fund.

The **2024 Capital Levy is the first step in the CFAC Capital Projects Master Plan** which includes a **New Lakewood Middle School to replace the existing** with a bond vote in 2028, and to **renovate LMS to serve as a new home for Lakewood Elementary School** and to **convert the existing LES to a new home for expanded early learning, and the District Office/Support Services** with a bond vote in 2032.

Traffic, signage and infrastructure improvements on the campus would occur throughout implementation of the master plan.

Upcoming Meetings

August 23, 6pm at Lakewood HS Library

School Board Study Session

September 26, 6pm at Lakewood HS Library

Levy and Bond FINAL RECOMMENDATIONS

October 18, 6pm at Lakewood HS Library

Committee Presents FINAL RECOMMENDATIONS



W E B E L I E V E
EDUCATION TRANSFORMS
INDIVIDUAL LIVES AND SOCIETY; THAT
THOUGHTFUL ARCHITECTURE
FOSTERS MEANINGFUL LEARNING.
COLLECTIVELY WE ARE DEDICATED
TO THE CREATION OF
INSPIRING LEARNING
ENVIRONMENTS.

McGRANAHAN architects

