

Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 6: Development & Funding Options

May 9, 2023



McGRANAHANarchitects

Today's Agenda – Development & Funding Options

Review Immediate, Short- and Long-Term Needs

Building a Project Budget?

Presentation by Trevor Carlson, Piper Sandler & Co. – Funding

Should We Revise our Priorities Based on Funding Alternatives?

What Do We Want to Share at the May 16 Community Forum?

English Crossing Elementary School Floor Plan

McGRANAHAN architects



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

Grand Entrance

Gym Needs Natural Light

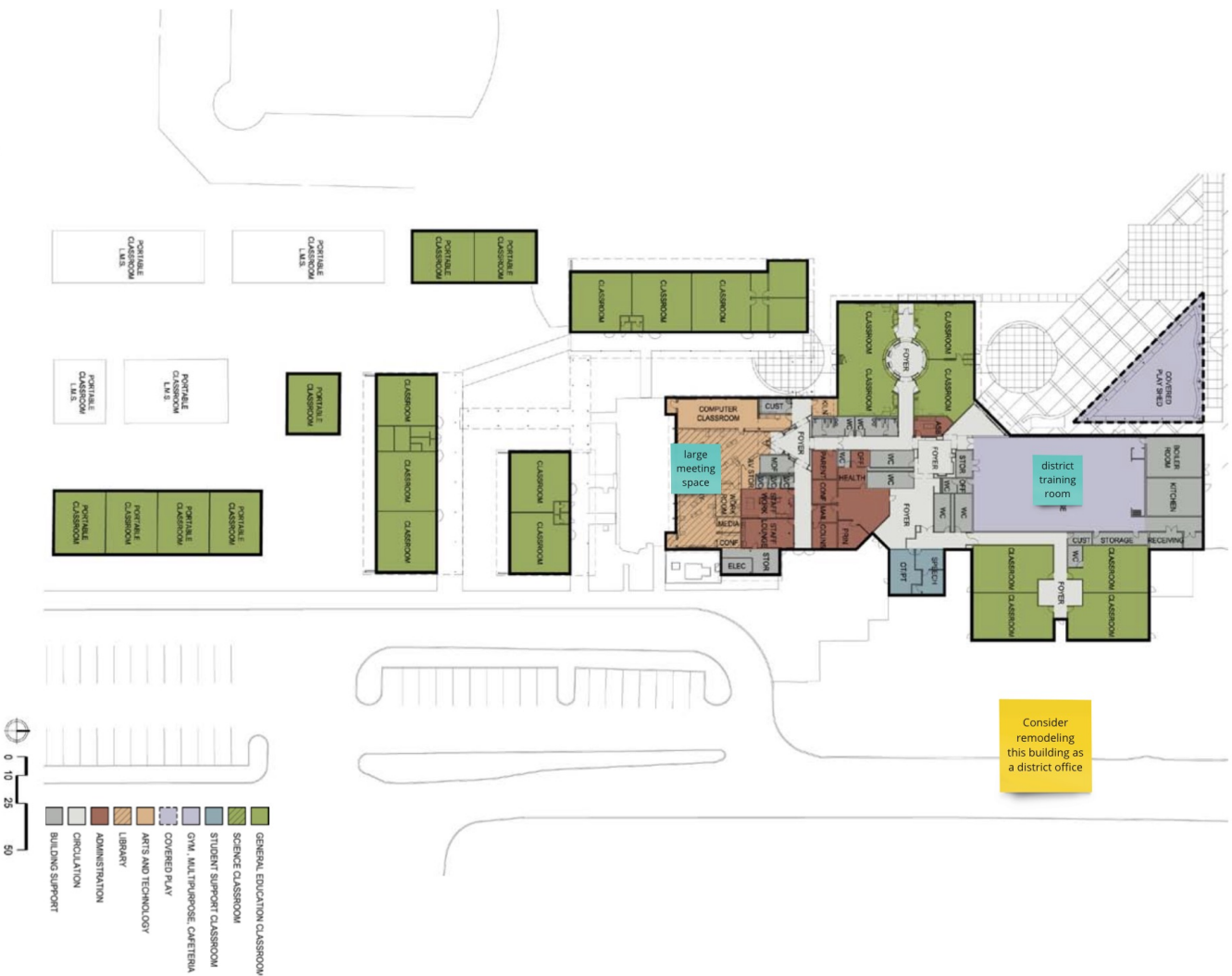
Make nicer so you could use it in a swap later on

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

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 AVE NE

16TH DR NE

LAKESWOOD

LAKESWOOD

Lakewood MS

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Immediate	Short Term	Long Term	Building Condition Survey Notes
	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	★		★	\$ - Single wythe masonry is uninsulated, \$ - Exterior louvers and vents dirty and partially obstructed
Exterior Horizontal Enclosures	90	31	90	90			★	\$ - Roof membrane is blistering and leaking in multiple locations, \$\$ - Drain-body sumps are holding water and debris
Interior Construction	90	90	90	90				
Interior Finishes	62	90	90	90				
Plumbing	51	62	90	90			★	\$ - 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
HVAC	76	90	83	93				
Fire Protection	90	90	90	81				
Electrical	62	62	90	62	★			\$ - Equipment is well past its anticipated lifespan. Repair parts are difficult to come by.
Communications	61	61	61	61		★		\$ - Intercom system is obsolete. Head-end has trouble rebooting after a power outage. \$\$ - No master clock system. Intercom system is obsolete.
Electronic Safety and Security	62	62	71	61		★		\$ - No Access Control system or lock-down functions. \$ - Fire Alarm system is an obsolete zone type.
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				



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

Facility	Issue	Short Term Need	Mid Term Need	Long Term Need	Comments
	Develop Physical Connections			★	
	Improve Science Rooms - Size / Layout / Infrastructure	★		★	Immediate need could be simple storage and furniture Infrastructure is harder to address. Ventilation, eye wash, etc. Fundamental problems with the rooms that need to be addressed long term Located where they are to be near STEM lab
	Improve Natural Light			★	Some classrooms have no access to daylight
	Convert to Elementary School			★	Interrelated to other items on both lists Connects to rebuilding MS elsewhere on campus
	Build new MS elsewhere on campus			★	
	Right Size the Cafeteria		★	★	Not enough room in building for full school assembly Commons spaces aren't sized for current student population
	Improve Site Security		★		
	Increase Gym Capacity and/or Add Aux Gym			★	Not enough room in building for full school assembly
	Ground Source Heat Pump - Tied into campus				
	Create collaborative contemporary learning environments				

Lakewood Elementary

English Crossing ES

Lakewood Middle

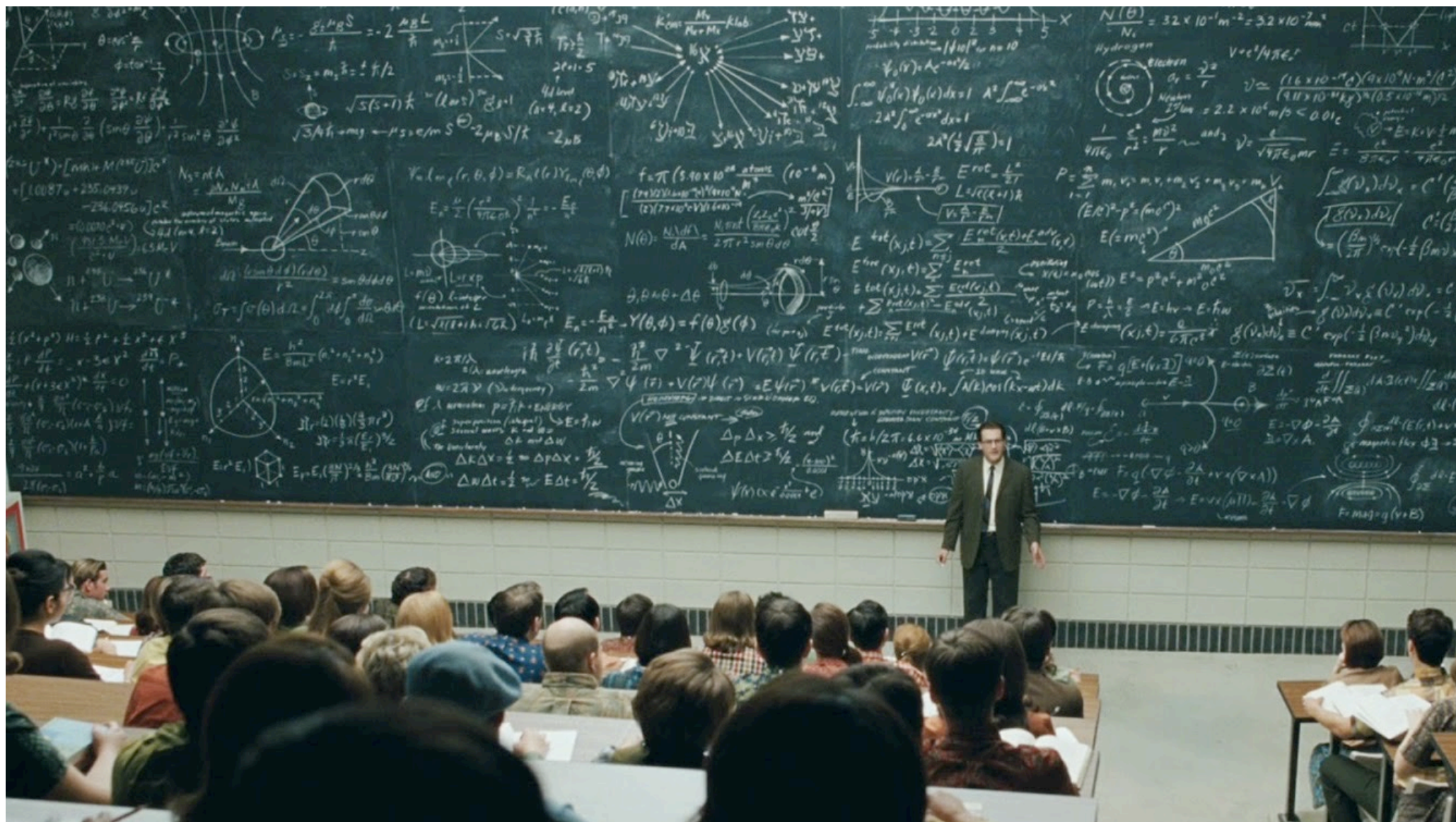
Campus Improvements

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		Lakewood Elementary School for 600 students	
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			600 x 100 x 350 x 1.5 =	31,500,000
Replace electrical panels older than 30 years (\$8/sf) (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air (\$20/sf)	1,362,000	Add classrooms to eliminate need for portables (collaborative contemporary learning)				students x sf/student x 5/sf x soft cost factor = budget	
		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	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 =	
								sf of renovation x soft cost factor = budget	
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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/cafe/teria					
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						
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Lakewood Middle School - 62,835sf		Lakewood Middle School		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	TOTAL REPLACEMENT BOND	
\$/sf: 19		\$/sf: 47		\$/sf: 70		Subtotal all Lakewood MS	31,495,560	State Funding Assistance	
								TOTAL AFTER STATE FUNDING	
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)	
Campus Improvements		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 Maintenance	250,000	Subtotal Campus Improvements - Safety and Security	0	Subtotal Campus Improvements - Maint./Replacement	5,200,000	Subtotal Campus Improvements - Growth	0	TOTAL REPLACEMENT BOND	
						Subtotal all Campus Improvements	5,450,000	State Funding Assistance	
								TOTAL AFTER STATE FUNDING	
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	
								State Funding Assistance	
								TOTAL AFTER STATE FUNDING	

Crafting Project Budgets

How Do We Craft Our Project Budgets?

- Too Costly to Fully Design the Projects Pre-Levy
- Cost Model Based on Educated Assumptions, Comparisons, and Historical Data



Crafting Project Budgets

1. $\text{\$ Per Square Foot} \times \text{Building Floor Area} = \text{Construction Cost Today}$
2. $\text{Construction Cost Today} + \text{Escalation} = \text{Construction Cost at Bid Day}$
3. $\text{Construction Cost at Bid Day} + \text{Contingency} = \text{Maximum Allowable Construction Cost (MACC)}$
4. $\text{MACC} + \text{Development Costs} = \text{Total Project Budget}$

Crafting Project Budgets

1. **\$ Per Square Foot** X **Building Floor Area** = Construction Cost Today
2. Construction Cost Today + **Escalation** = Construction Cost at Bid Day
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4. MACC + **Development Costs** = Total Project Budget

New 700 Student Middle School

\$ Per Square Foot (2023 Dollars)

X

Building Floor Area

=

Construction Cost Today

X

Escalation (3 years)

=

Construction Cost at Bid Day (2026)

X

Contingency

=

Maximum Allowable Construction Cost (MACC)

X

Development Costs

=

Total Project Budget

Cost Per Square Foot

What Does a School Cost Per Square Foot?

- How Big is the School?
- What Types of Programs Does it Serve?
- What Materials is it Made of?
- What Types of Systems Does it Have?
- How Big is the Site?
- What City/Region is the School in?
- Health & Fitness
- Studios & Shops

Statewide Average Square Foot Cost for Construction at Time of Bid

Design-Bid-Build Projects:

Square foot costs are based on the awarded contract amount for construction at time of bid and do not reflect final construction cost.

GC/CM – General Contractor/Construction Manager Projects:

Included is both the average square foot cost for construction at time of MACC negotiation and at final negotiated Guaranteed Maximum Price and may not reflect final construction cost.

All Projects:

Square foot costs represent state recognized cost of construction. The costs do not include construction costs for off-site work, hazardous waste abatement/asbestos removal (unless part of an eligible modernization project) and demolition of existing building. Square foot costs, at the time of bid, reflect only “hard costs” (brick and mortar) and any reported site costs.

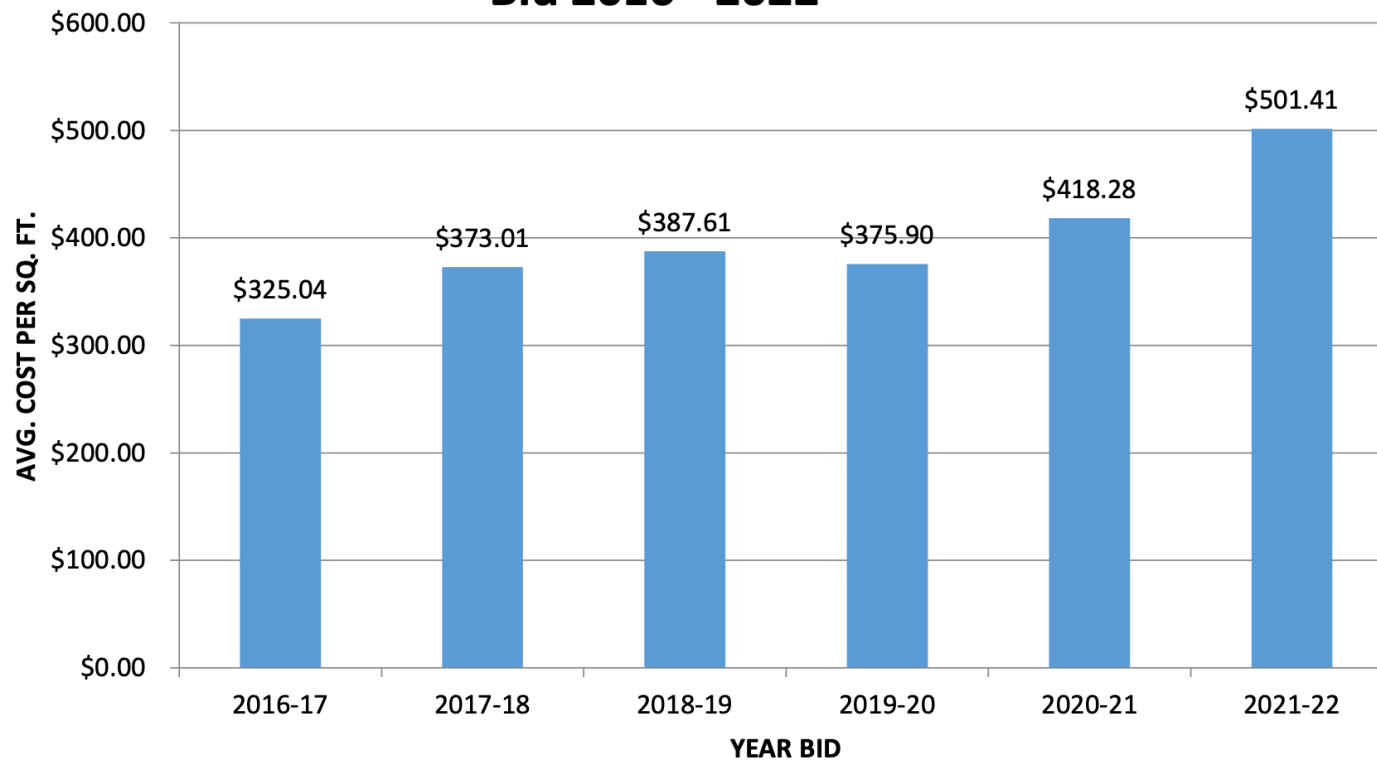
Not included in square foot costs are soft costs like furnishings, equipment, design fees, sales tax in excess of 7.0% allowance, permit fees, and any contingencies.

Note: All square foot costs in the tables below include 7.0% sales tax.

SUMMARY OF SQUARE FOOT COST FOR CONSTRUCTION PROJECTS BID 2016-2022

	<i>New Construction</i>		<i>Modernization</i>		<i>Includes both</i>	<i>New & Modernization</i>	<i>Projects</i>
	<u>DESIGN-BID-BUILD</u>		<u>DESIGN-BID-BUILD</u>		<u>GCCM/MACC</u>	<u>GCCM/GMP</u>	
	AVERAGE SQ. FT.		AVERAGE SQ. FT.		AVERAGE SQ. FT.	AVERAGE SQ. FT.	
	COST BASED ON	NO. OF	COST BASED ON	NO. OF	COST BASED	COST BASED	NO. OF
YEARS	CONTRACT AWARD	PROJECTS	CONTRACT AWARD	PROJECTS	ON MACC	ON GMP/GCC/TCC	PROJECTS
2016-17	\$325.04	24	\$190.08	10	\$303.93	\$338.49	13
2017-18	\$373.01	27	\$249.21	19	\$382.83	\$425.84	6
2018-19	\$387.61	25	\$274.96	9	\$397.09	\$446.27	29
2019-20	\$375.90	23	\$203.64	7	\$412.11	\$469.74	20
2020-21	\$418.28	17	\$267.79	15	\$472.29	\$521.89	13
2021-22	\$501.41	13	\$332.49	4	\$447.20	\$473.26	7

New Construction Projects - Avg. Cost per Sq. Ft. Bid 2016 - 2022



Cost Per Square Foot

Range: \$450 - \$600/SF

Contemporary Learning Environments

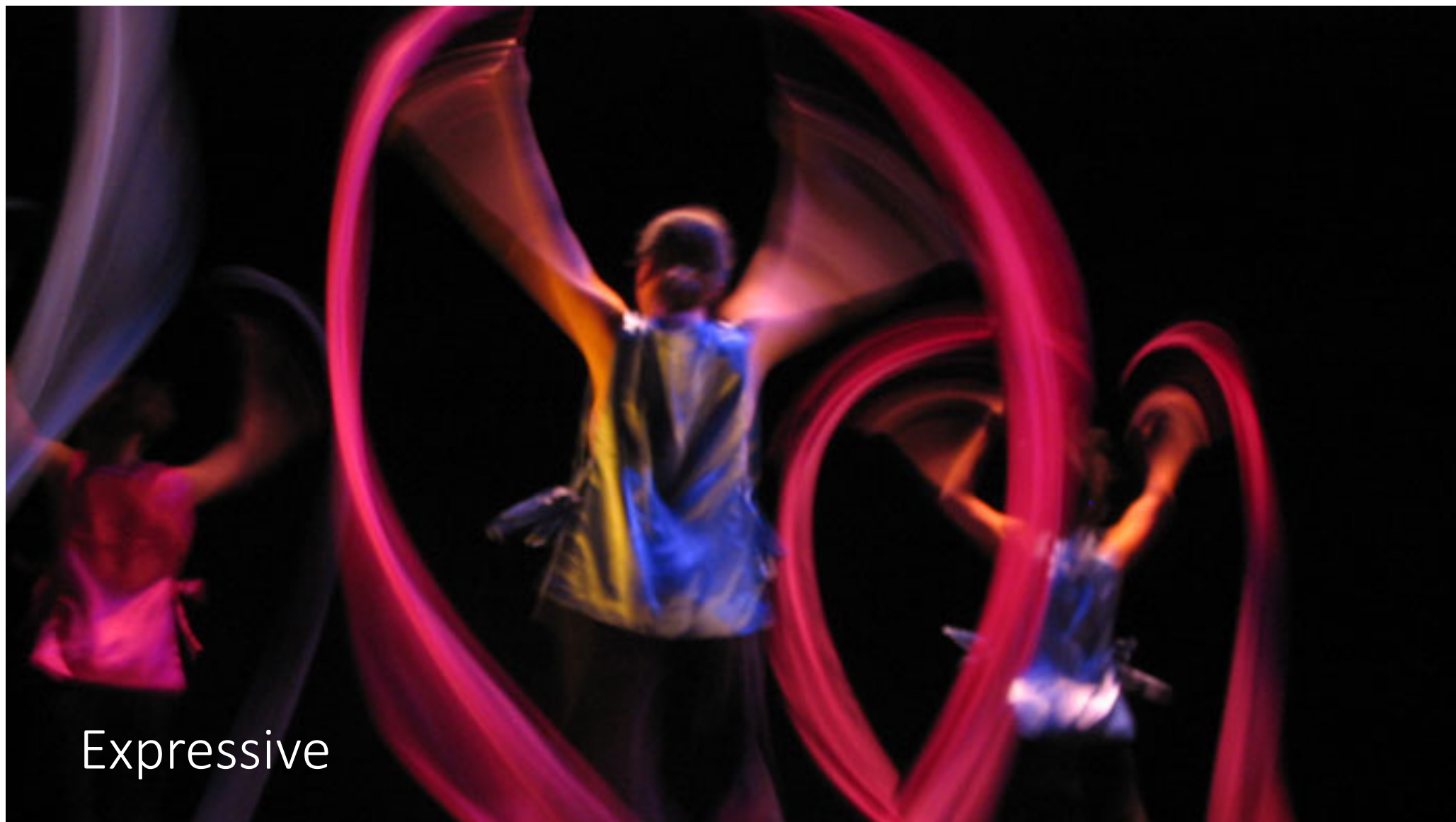




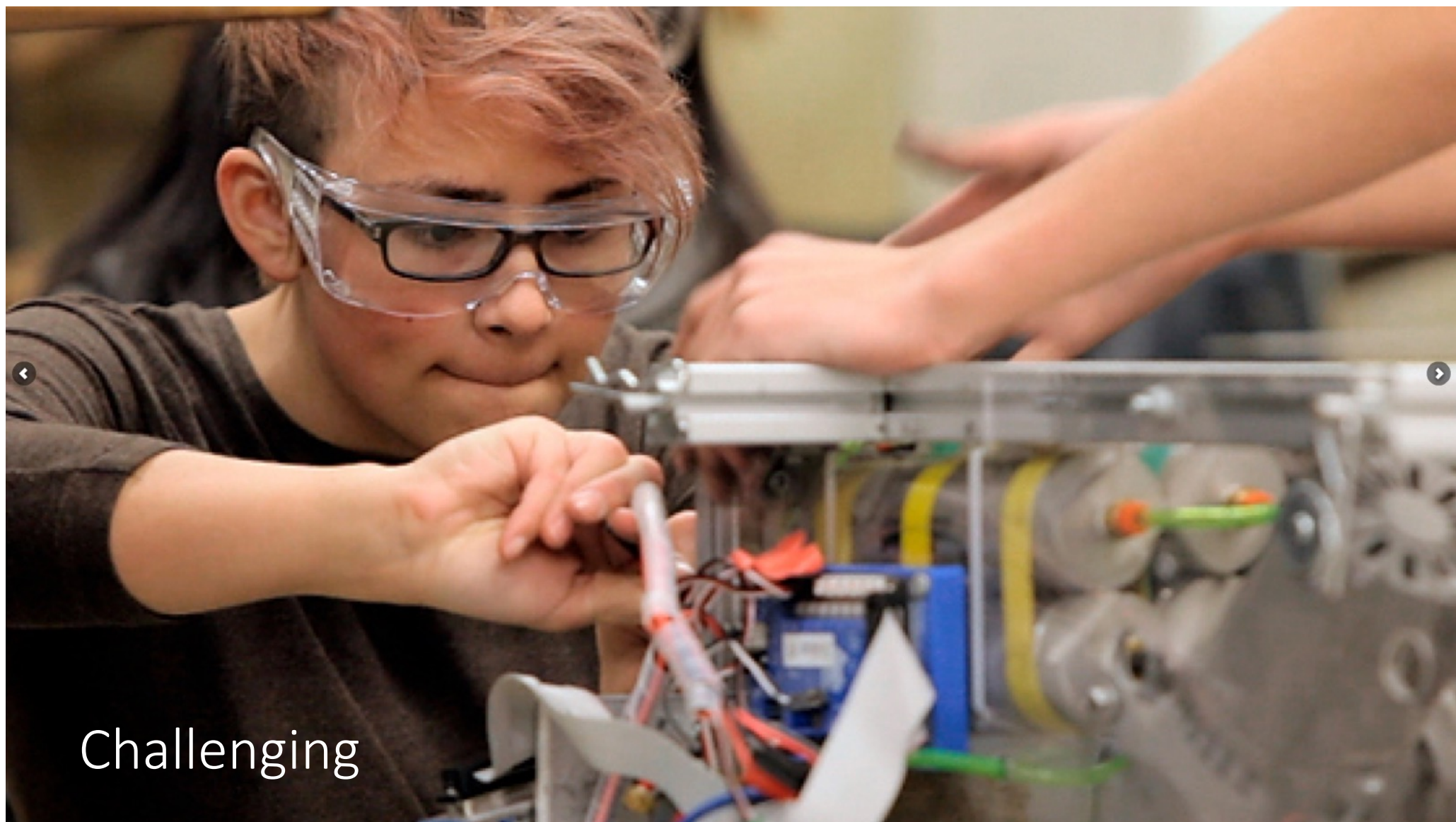
Collaborative



Experimental



Expressive



Challenging





Creative



Settings for Group Learning



More labs, studios and shops for project work



Places to Work Independently or With Another



Healthy Social Spaces



Outdoor Learning and Activity



Places to Demonstrate, Display and Critique

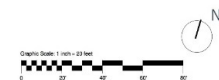


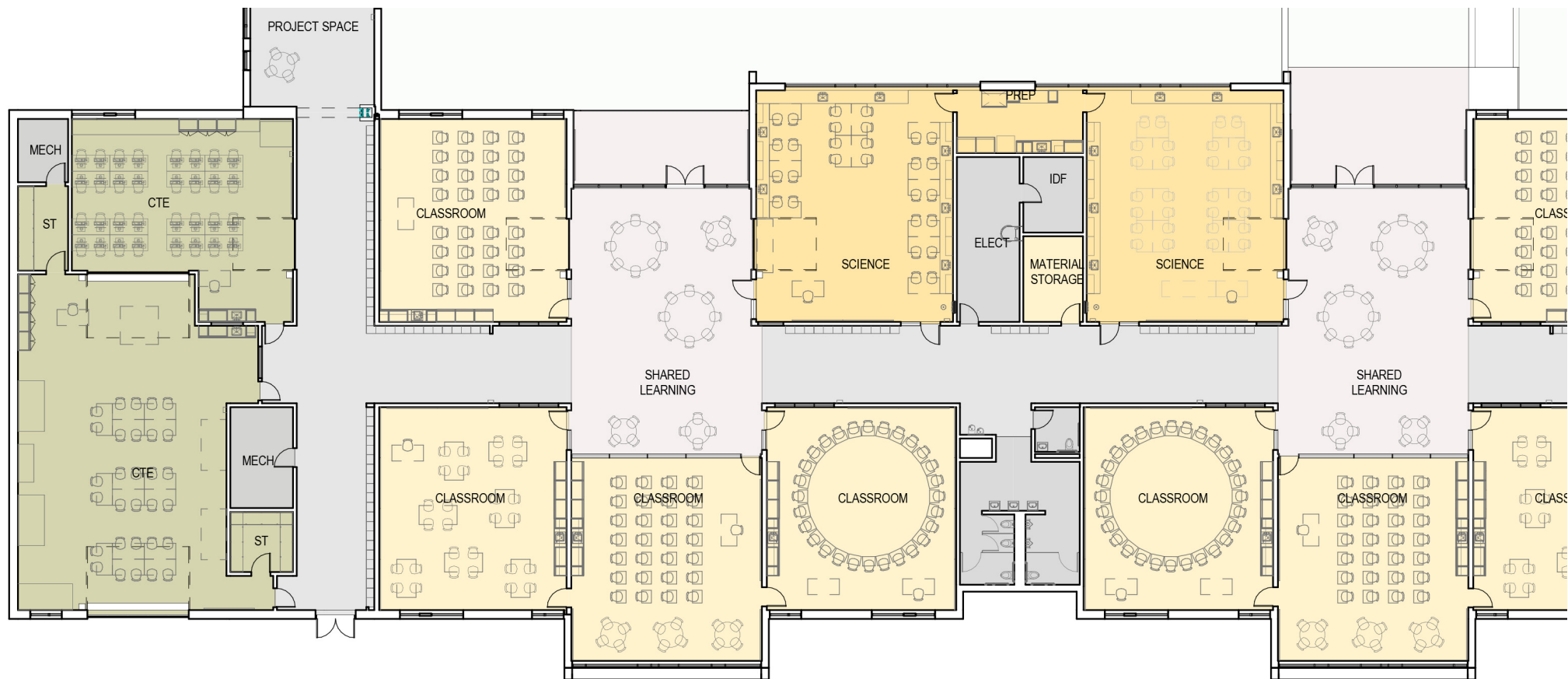


FIRST FLOOR - FLOOR PLAN



FIRST FLOOR - FLOOR PLAN





Area per student- OSPI funded middle schools 2008-17

District	Project Name	Bid Date	Size	Low Bid	\$ / SF at Bid	% Escalation to 2017	\$/SF in 2017	Student Population	Assumed Capacity	Area Per Student
University Place SD	Curtis Junior High	2/22/08	138,396	\$41,657,403	\$301.00	10.04%	\$331.22	985	1,000	138
Bethel SD	Liberty Junior High	3/20/08	97,639	\$21,949,000	\$224.80	10.04%	\$247.37	757	750	130
Seattle SD	Hamilton Middle School	3/27/08	126,000	\$38,890,000	\$308.65	10.04%	\$339.64	880	900	140
Tacoma SD	First Creek Middle School	3/27/08	116,652	\$31,149,000	\$267.02	10.04%	\$293.83	814	850	137
Bellingham SD	Shuksan Middle School	4/17/08	85,134	\$16,307,000	\$191.55	10.04%	\$210.78	614	600	142
Bellevue SD	Tyee Middle School	3/4/10	127,900	\$24,500,000	\$191.56	27.97%	\$245.13	995	900	142
LK Washington SD	Finn Hill Junior High	5/26/10	109,000	\$28,141,000	\$258.17	27.97%	\$330.39	407	900	121
Tacoma SD	Baker Middle School	6/8/10	118,920	\$31,590,000	\$265.64	27.97%	\$339.94	627	900	132
Snohomish SD	Valley View Middle School	1/20/11	163,145	\$51,838,000	\$317.74	26.54%	\$402.07	736	900	181
Clover Park SD	Hudtloff Middle School	7/12/11	101,717	\$29,450,000	\$289.53	26.54%	\$366.37	727	750	136
Bellevue SD	Chinook Middle School	5/22/12	143,892	\$40,500,000	\$281.46	23.90%	\$348.73	968	1,200	120
Bellevue	Odle Middle School	5/8/14	143,955	\$45,922,000	\$319.00	14.66%	\$365.77	953	1,200	120
Bellevue SD	Tillicum Middle School	3/17/16	181,035	\$59,262,000	\$327.35	4.80%	\$343.06	661	1,400	129
Lynden SD	Lynden Middle School	9/28/16	105,131	\$29,553,629	\$281.11	4.80%	\$294.61	592	600	175
Issaquah SD	Pine Lake Middle School	6/1/17	145,000	\$60,100,000	\$414.48	0.00%	\$414.48	937	1,000	145
							\$324.89			139

139 SF/ST

Contemporary Learning Environments

Range: 130sf/student – 150sf/student

@ 700 students

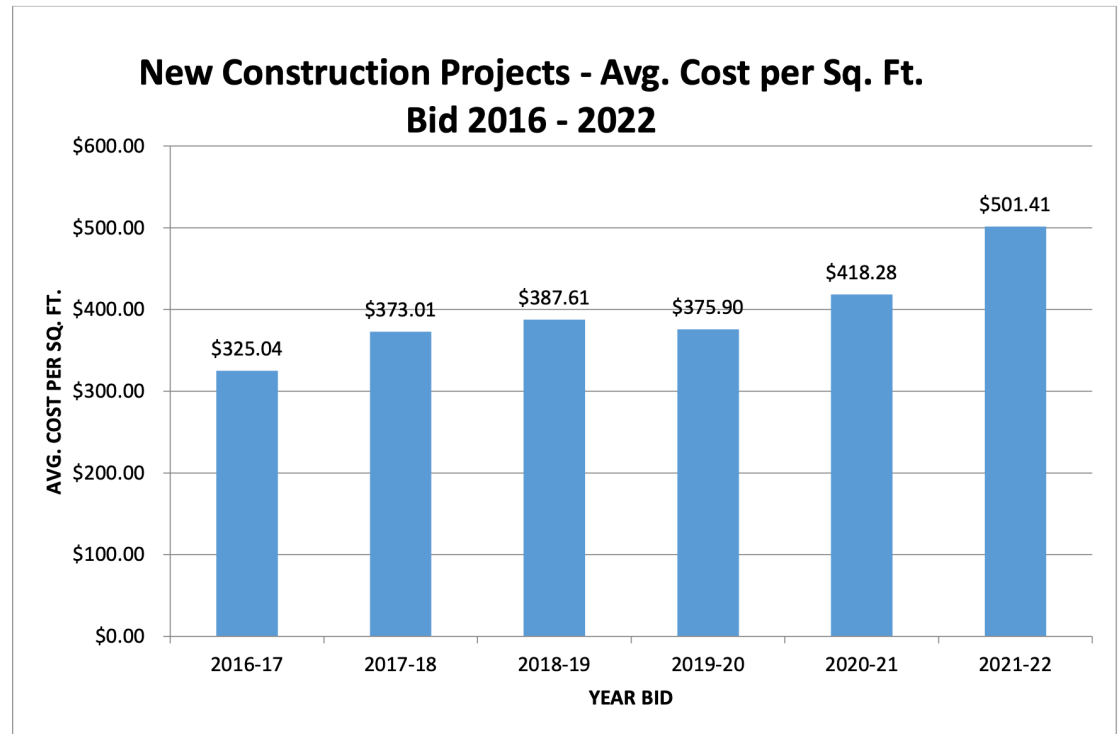
Range: 91,000sf – 105,000sf

Escalation

Historically: 5 - 8%

Current Projections: 6% per year

- 2017 - 18: 15.3 %
- 2018 - 19: 3.9%
- 2019 - 20: -3%
- 2020 - 21: 11.3%
- 2021 - 22: 19.9%
- Average: 9.5% per year
- Cumulative over 5 years: 54.3% increase
- 3-year range: 18% - 30%, Multiply by: 1.18 – 1.30



Project Contingency

Range: 5% - 20%

Multiply by: 1.05 – 1.20

Project Development Costs

Costs Beyond the Direct Cost of Construction

Representative Project Development Costs Include:

Permits and Fees	Architects and Engineers	Traffic Studies
Equipment	Furniture	Technology
Soils Testing	Site Survey	SEPA Review
Energy Cost Analysis	Value Engineering	Constructability Review
Commissioning	WA Sustainable Schools	Printing
Moving	Sales Tax	Construction Contingency
Others...		

Average Ranges from 30% - 45%

Project Development Costs

Range: 35% - 55%

Multiply by 1.35 – 1.55

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Building Floor Area

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Total Project Budget

English Crossing ES

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									New School for 700 students
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									85,050,000
									students x sf/student x \$/sf x soft cost factor = budget
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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				Repair or replace sewer gravity system (lump sum guess)
		Install access control system with lock-down functions (\$8/sf)	502,680	Improve natural light throughout (\$15/sf)	942,525				2,500,000
		Replace fire alarm system (\$8/sf)	502,680	Improve functionality of science classrooms (\$15/sf)	942,525				Create site wide ground source heat pump system (lump sum guess)
		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				1,500,000
		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		Update and improve vehicular traffic flow throughout site (lump sum guess)
				Add Auxiliary Gymnasium: 8,500sf x 600\$/sf x 1.5 =	7,650,000				1,200,000
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		133,000,000
									State Funding Assistance
									-7,000,000
									TOTAL AFTER STATE FUNDING
									126,000,000
									DELTA
									44,661,000
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)		Capital Bond (Focus on Growing for the Future)	
Campus Improvements		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 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/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 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

Replacement Approach

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
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State Funding Assistance	-7,000,000
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TOTAL AFTER STATE FUNDING	126,000,000
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DELTA	44,661,000
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Lakewood School District No. 306

Bond Issue Planning

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Bond vs. Levy

Bond

- add interest to initial cost to hedge against cost escalation
- fixed cost over the life of the bond
- better environments for children from the beginning, not over time
- benefits are longer lasting and more holistic

Levy

- add escalation due to extended duration
- improvements accomplished over time
- continuing maintenance
- continued lack of security
- continued emergency costs
- little change in the building configuration after major expense

Upcoming Meetings

May 16, 6pm at Lakewood Elementary School

Community Meeting to Share Our Findings

May 23, 6pm at Lakewood Elementary

Crafting Recommendations to the School Board

June 13, 6pm at Lakewood High School

Refining Recommendations to the School Board

August 23, 6pm at Lakewood High School

School Board Study: Findings/Recommendation

