



# Mercer Island School District Concept Design Update

School Board  
October 24, 2024

# Board direction August 29, 2024

*Continue to the next phase of the Concept Design – refine recommendations & gather community input.*

## Objectives of this update

- Confirm support for the IMS & MIHS projects as presented.
- Determine if additional projects or project enhancements for Islander Middle School should be included in a bond.
- Provide information needed to determine the target bond amount for consideration at the November 14<sup>th</sup> Board meeting.
- Determine what additional information the Board needs for the November 14<sup>th</sup> meeting.

# AGENDA

- Review the process
- What does this project mean for IMS?
- Review Individual Project Costs & Escalation
- Review Potential Bond Amounts
- Review Bonding Options with Piper Sandler
- --Break --
- What do these projects means for MIHS?
- Discuss Next Steps

# 2022 & 2023 PROCESS

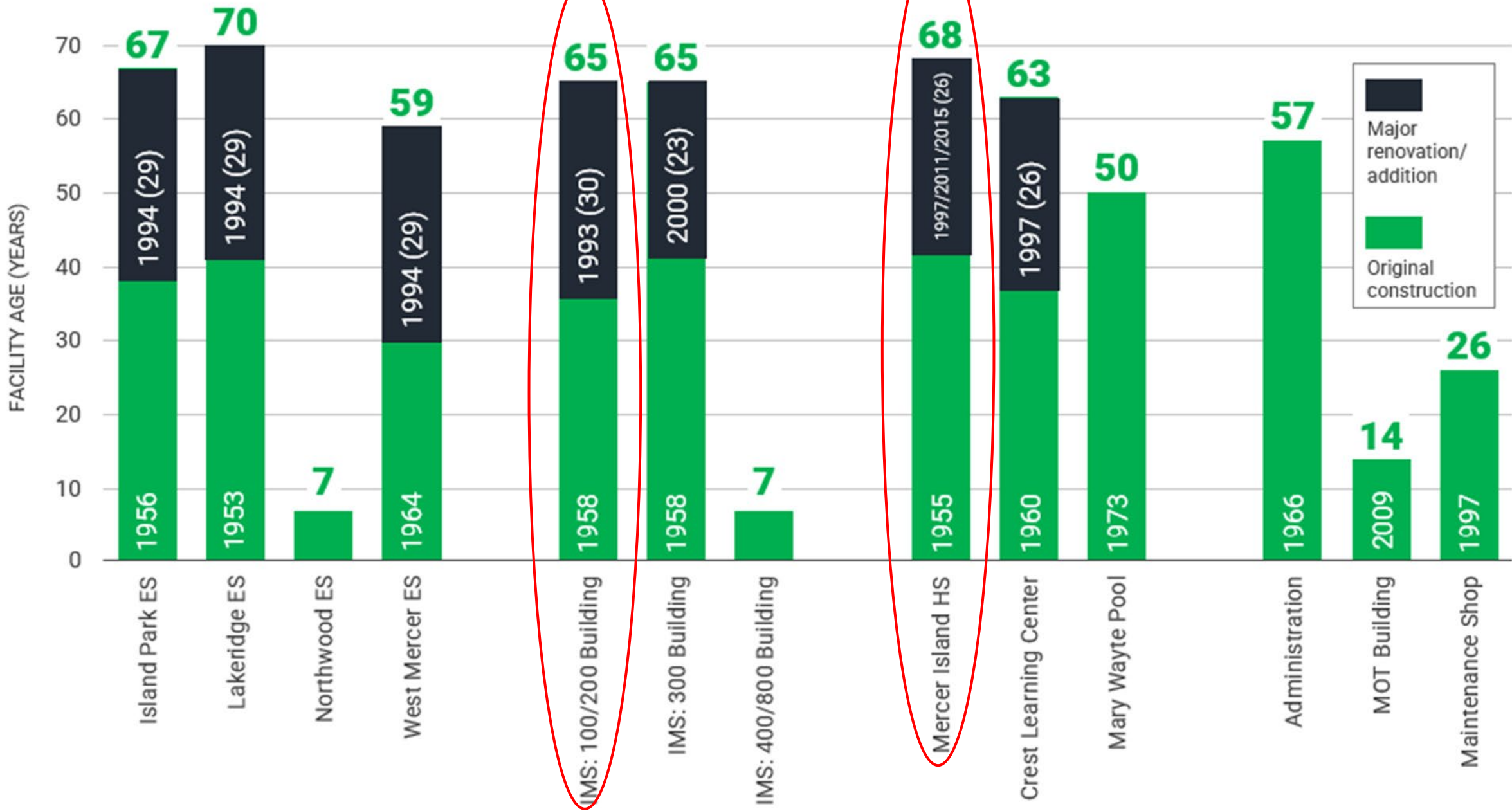
## Update of the Long-Range Facilities Plan

- Facilities Planning Committee Work & Recommendations
- Community Outreach Feedback
- Final Recommendations
  - Finish the Middle School
  - Identify any must-do projects
  - Provide select program improvements at the High School
  - Begin Cap/Tech projects at elementaries (carpet, boilers, paint)

## Why not include an elementary school?

- Clear message from the community to wait
- 100/200/300 Buildings at IMS are in the worst condition
- MIHS systems need investment, and learning and common spaces need updating
- LRFP Committee final recommendation did not include an elementary

Page 19 of the LRFP - Age of Facilities (as of 2023)





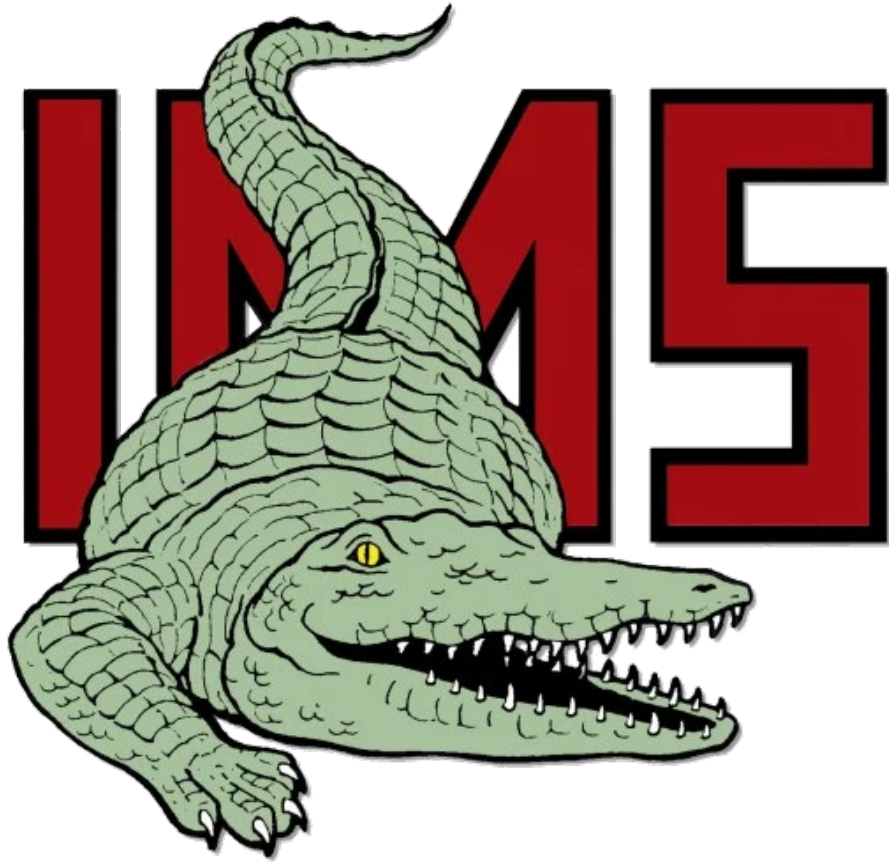
# Election Calendar from 2022/23 Long-Range Facilities Plan Presentations

17-Year Plan	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
General / Presidential Election	Nov				Nov				Nov				Nov				Nov		
EP&O Levy			FEB				FEB				FEB				FEB				FEB
Cap/Tech Levy					FEB						FEB						FEB		
Transportation Levy																			
<b>**Plan C**</b> FINISH MIDDLE SCHOOL HIGH SCHOOL-Select Projects Bond #1 - April 2025	Concept Design	●	Design + Permitting	Bid	Construction	◆													
ELEMENTARY 1 ADMINISTRATION & CREST Bond #2				Concept Design	●	Design + Permitting	Bid	Construction	◆										
ELEMENTARY 2 HIGH SCHOOL-Select Projects Bond #								Concept Design	●	Design + Permitting	Bid	Construction	◆						
ELEMENTARY 3 HIGH SCHOOL-Select Projects Bond #												Concept Design	●	Design + Permitting	Bid	Construction	◆		
CITY OF MERCER ISLAND																			

● BOND  
◆ OCCUPANCY

# 2024 & 2025 PROCESS

August 29 <sup>th</sup>	Study Session to review design and preliminary cost estimating work by the IMS & MIHS teams. <b>Direction to continue with the community outreach for the MIHS &amp; IMS projects.</b>
October 24 <sup>th</sup>	<b>Board Meeting to review project cost models, recommended projects, bonding options (with Piper Sandler), and hear from the IMS &amp; MIHS teams about the need.</b>
November 14 <sup>th</sup>	<b>PROPOSED: Finalize bond amount and selected projects</b>
December 12 <sup>th</sup>	<b>PROPOSED: First reading of bond resolution</b>
January 9 <sup>th</sup>	<b>PROPOSED: Vote on bond resolution</b>
February 21 <sup>st</sup>	Last day for filing with King County Elections
April 22 <sup>nd</sup>	Election Day



**What does  
this project  
mean for  
Islander  
Middle  
School?**



# COSTS

## Example from August 29<sup>th</sup> Meeting

	Complete IMS	Must-Do MIHS	Program Improvements MIHS	Reimburse Cap/Tech for Concept Dsg	Life Safety Admin	ADA Parking Improvements Admin/Crest	Front-Fund Elementary Study/Design (1)
Project Cost	<i>TBD</i>	<i>TBD</i>	<i>TBD</i>		<i>TBD</i>	<i>TBD</i>	<i>TBD</i>
(#'s only for example)	\$1,000	\$1,000	\$1,000	\$1,327,699	\$1,785,000	\$4,515,000	\$1,000,000
	example only	example only	example only	current Estimate	from LRFP	from LRFP	current Estimate
Project Cost includes construcion cost, contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.							
These numbers must be escalated to the mid-point of construction - 5% used in this example							
Escalation To Mid-Point of Construction	\$167 Jan 2027 (40 months)	\$167 Jan 2027 (40 months)	\$167 Jan 2027 (40 months)	NA	\$96,688 July 2026 (13 months)	\$244,563 July 2026 (13 months)	NA
Total Cost	\$1,167	\$1,167	\$1,167	\$1,327,699	\$1,785,000	\$4,515,000	\$1,000,000
Total Potential Bond							\$8,631,199

# COST MODEL

IMS Base Project Cost \$72M (2024 Dollars)

## IMS Possible Program/Construction Enhancements

- Multi-Purpose Assembly Space \$7,500,000 (2024 Dollars)
- Courtyard Sustainability \$ 500,000 (2024 Dollars)
- Cooling Capacity in all Classrooms \$3,000,000 - \$5,000,000 (2024 Dollars)
- Mass Timber \$3,500,000 (2024 Dollars)

Potential Project Enhancements —  
IMS Priorities

PROGRAM

- 1 • Multi Purpose Assembly Space  
(Performance Venue, Professional Development, Staff/Community Meetings)
- Additional Performing Arts Storage

SYSTEMS

- 2 • Cooling Capacity in all Classrooms

SITE

- Track & Field Replacement
- Traffic & Parking Improvements

SUSTAINABILITY

- 2 • Mass Timber
- Expand PV (Solar) Array
- 1 • Courtyard Enhancement



# COST MODEL

## ISLANDER MIDDLE SCHOOL COST MODEL

			PREVIOUSLY PRESENTED TO THE BOARD	
	IMS BASE PROJECT	Enhancements at IMS	2023 Long- Range Facilities Plan COST MODEL*	Lake Washington 2023 Additions Model **
Project Costs 2024 Dollars	\$72,000,000	TBD	\$78,146,145	\$71,068,757
Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.				
Square Footage	62,000		56,830	56,830
Cost per Square Foot	\$1,161		\$1,375	\$1,251
Projected Year of Construction				

\* **LRFP 2023 Cost** (as presented at 3/25/24 Board Meeting) was \$74,424,900 is escalated by 5% to 2024 dollars above

\*\* **LWSD 2023 Addition Model** (as presented at 3/25/24 Board Meeting) \$67,684,530 escalated by 5% to 2024 dollars

- **Base Project is less than projected in the Long-Range Facilities Plan projection.**
- **Base Project is less per SF than the 2023 Lake Washington SD Addition Model.** LWSD additions were about one third the square footage (economy of scale.)
- **Base Project has ~10% more SF than the LWSD Model.** LWSD has determined the 2023 additions were perhaps too small and **increased the Ed Spec for future projects by ~10%.**

# COST MODEL

## Additional Comparisons

ISLANDER MIDDLE SCHOOL COST MODEL						
			PREVIOUSLY PRESENTED TO THE BOARD			
			2023 Long-Rage Facilities Plan COST MODEL*	Lake Washington 2023 Additions Model **	Lake Washington Timberline MS	Shoreline Einstein MS & Kellog MS
			IMS BASE PROJECT	Enhancements at IMS		
Project Costs						
2024 Dollars	\$72,000,000	TBD	\$78,146,145	\$71,068,757	\$ 128,295,330	\$ 151,623,022
Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.						
Square Footage			62,000	56,830	56,830	134,762
Cost per Square Foot			\$1,161	\$1,375	\$1,251	\$952
Projected Year of Construction						
					GC/CM - 2018	GC/CM - 2019
					31% less than LWSD 2023 Addition Model	

\* LRFP 2023 Cost (as presented at 3/25/24 Board Meeting) was \$74,424,900 is escalated by 5% to 2024 dollars above

\*\* LWSD 2023 Addition Model (as presented at 3/25/24 Board Meeting) \$67,684,530 escalated by 5% to 2024 dollars

# COST MODEL

## Additional Comparisons

IMS PHASE 1 INFORMATION	
Square Footage:	91,665
Project Cost in 2014 Bond:	\$51,747,826
Project Cost Escalated 68.96% (per Mortenson Const Cost Index) to 2024 Dollars	\$87,435,973
Phase 1 Cost/SF 2024 Dollars:	\$954
21.75% less than Current Cost Model	

Lake Washington Timberline MS	Shoreline Einstein MS & Kellog MS
\$ 128,295,330	\$ 151,623,022
134,762 \$952	152,000 \$998
GC/CM - 2018	GC/CM - 2019
31% less than LWSD 2023 Addition Model	

## What do these 4 projects have in common?

- All built 2016 – 2019
- All were permitted/built under earlier versions of the Energy, Structural and Seismic Codes.
- All larger than the 62,000 SF IMS Phase 2 Base Project

# COST MODEL

## ISLANDER MIDDLE SCHOOL COST MODEL

			PREVIOUSLY PRESENTED TO THE BOARD			
			2023 Long-Rage Facilities Plan COST MODEL*	Lake Washington 2023 Additions Model **	Lake Washington Timberline MS	Shoreline Einstein MS & Kellog MS
Project Costs	IMS BASE PROJECT	Enhancements at IMS				
2024 Dollars	\$72,000,000	TBD	\$78,146,145	\$71,068,757	\$ 128,295,330	\$ 151,623,022
Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.						
Square Footage	62,000		56,830	56,830	134,762	152,000
Cost per Square Foot	\$1,161		\$1,375	\$1,251	\$952	\$998
Projected Year of Construction					GC/CM - 2018	GC/CM - 2019
					31% less than LWSD 2023 Addition Model	

\* **LRFP 2023 Cost** (as presented at 3/25/24 Board Meeting) was \$74,424,900 is escalated by 5% to 2024 dollars above

\*\* **LWSD 2023 Addition Model** (as presented at 3/25/24 Board Meeting) \$67,684,530 escalated by 5% to 2024 dollars

### IMS PHASE 1 INFORMATION

Square Footage:	91,665
Project Cost in 2014 Bond:	\$51,747,826
Project Cost Escalated 68.96% (per Mortenson Const Cost Index) to 2024 Dollars	\$87,435,973
Phase 1 Cost/SF 2024 Dollars:	\$954
	21.75% less than Current Cost Model

### Why is Phase 2 more expensive than Phase 1 per SF?

Changes to the Energy, Structural, and Seismic Codes are driving the cost to building a school higher than just the inflationary costs.



# COST MODEL

## IMS Base Project Conclusions

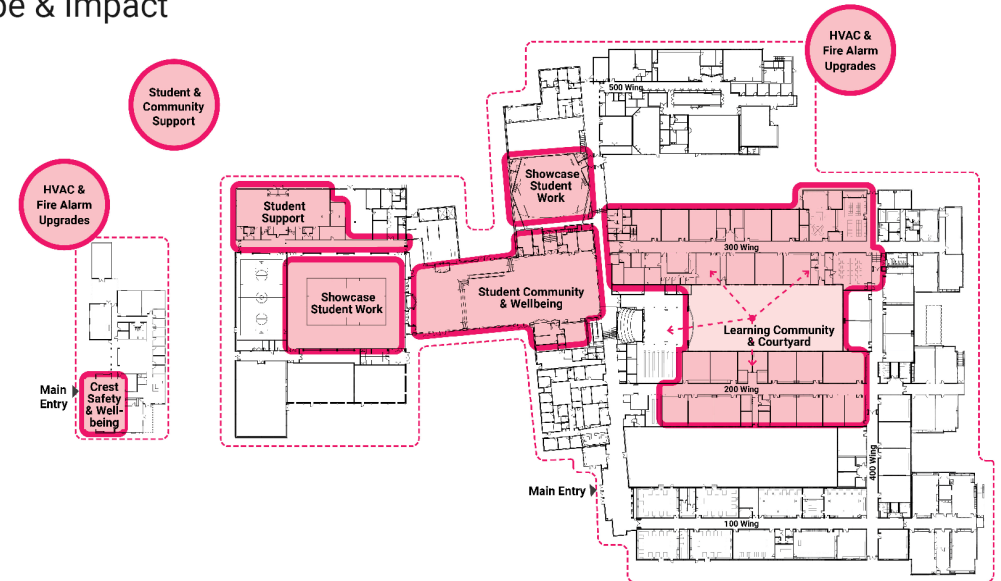
- Square Foot per student, and Cost per Square Foot are reasonable and consistent with current peer school projects.
- Construction Costs are driven by a number of project specific considerations
  - Size of Building area to be constructed
  - Site considerations for access, stormwater, and utilities
  - Local jurisdiction requirements
  - Building layout and complexity
  - Construction on an occupied or vacant site
  - Temporary measures needed to house students
- The Cost Model was generated by one estimator and reviewed by another.

# COSTS MODEL

## Mercer Island High School

- **Must-Do Projects \$17,500,000** (2024 Dollars)
  - **Level 2 HVAC Improvements**
    - Select plant equipment replacement
    - Select air handler rebuilds
    - Controls (thermostats, sensors, head-in equipment)
    - Rebalance entire HVAC system
    - Potentially adding fans in classrooms
  - **Fire Alarm System Replacement**
- **Program Improvements \$31,500,000** (2024 Dollars)
  - Crest Safety and Wellbeing – Secure Entry & Health Room
  - Student & Community Support – Stadium Restrooms
  - Showcase Student Work – Main Gym and PAC
  - Student & Community Wellbeing – Commons
  - Learning Community & Courtyard – 200 & 300 halls, new ramp from 300 hall to 400 hall, Radio, Broadcasting, Robotics, General Ed Classrooms, access and site improvements to courtyard

### Bond Priority Projects Scope & Impact

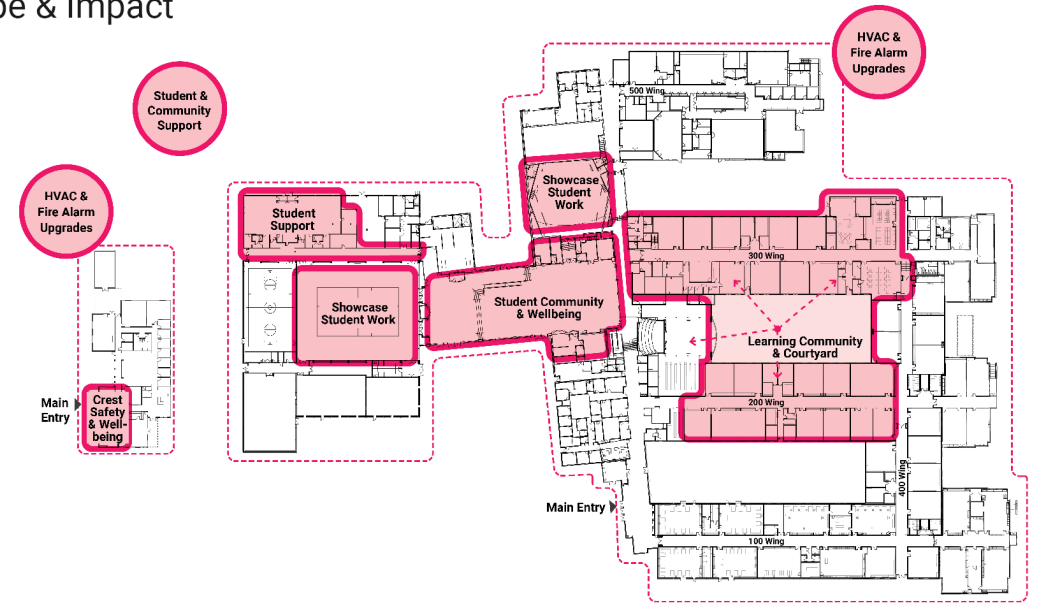


# COST MODEL

## MIHS Project Conclusions

- The Must-Do projects must be done. They are too significant to address with Cap/Tech funding.
- Select renovation projects are difficult if not impossible to compare to other peer projects.
- Estimated costs have been reviewed by a second cost estimator.
- Select renovation is a viable option for the High School due to the age and condition of the building.
- To replace the high school would be logistically challenging and extremely expensive.
  - 231,108 SF x \$1,100 SF = \$254M (2024 Dollars). There would also be the cost of relocating or constructing temporary facilities to house students for up to 24 months.

## Bond Priority Projects Scope & Impact

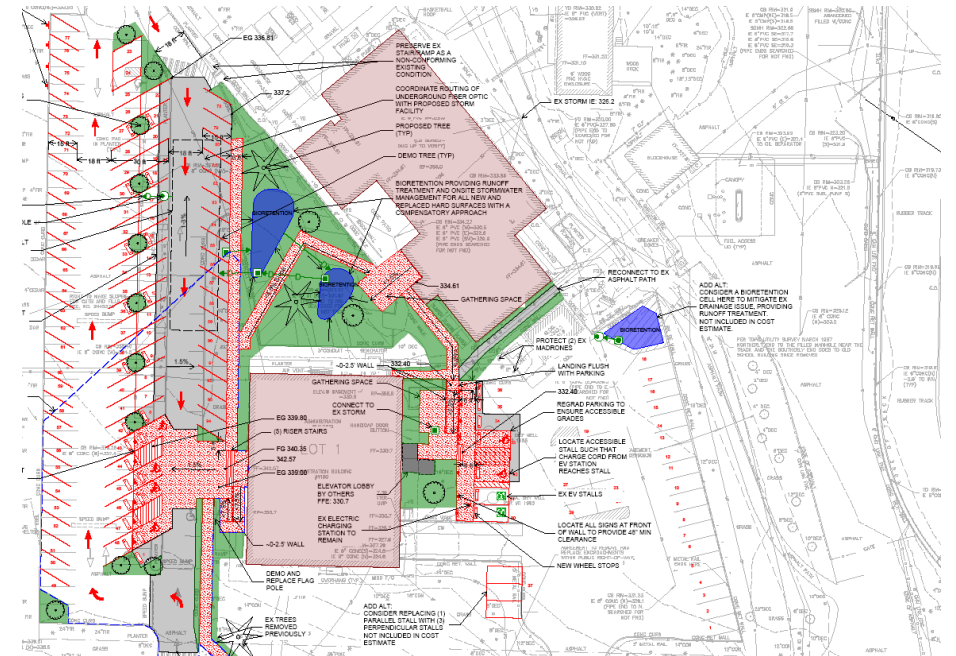
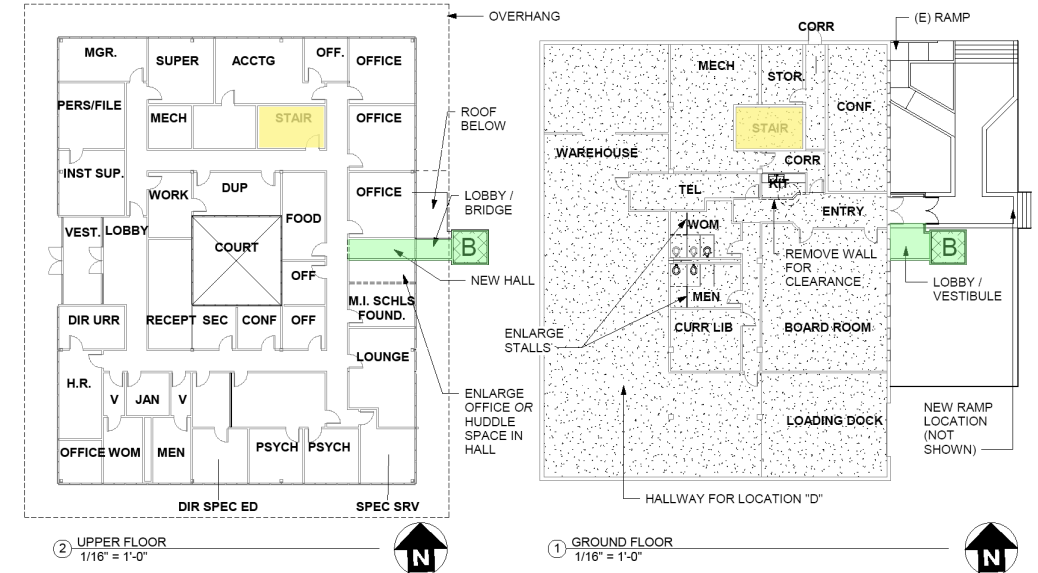


- The Must-Do projects and the Select Program Improvements proposed for this Bond, leave approximately half of the work to complete.

# COSTS MODEL

## Administration Building & Crest

- **Admin ADA + Life Safety \$2,000,000** (2024 Dollars)
  - Adds Elevator to Building Exterior
  - Code required improvements for Fire Alarm and Fire Sprinklers
- **Admin & Crest ADA Parking/Access + Stormwater Treatment \$3,300,000** (2024 Dollars)
  - Code Complaint ADA Parking Access to both levels of the Admin Building and Crest
  - Replaces Ramp at Admin Main Entrance
  - Modifies Admin Building lower-level entry plaza and ramp
  - Treats stormwater and water quality for disturbed areas with raingardens that will create landscaped area at the entry to Crest
  - Creates potential for extension of Crest's Science and Horticulture programs in connection with raingardens.



# **COSTS MODEL**

## **Front Fund Elementary Study: \$1,450,000**

- Island Park, Lakeridge, West Mercer
- Develop basic Educational Specification
- Determine cost of Renovation vs. Replacement
- Determine if Renovation or Replacement could be accomplished on an occupied site or if temporary relocation would be necessary for any of the schools
- Develop Concept Design and Cost Estimate for one site

# POTENTIAL BOND PACKAGE

BASE PROJECTS					ADDITIONAL PROJECTS FOR CONSIDERATION			
	IMS Base Project	MIHS & Crest Must-Do	MIHS Base Project	2024 Concept Design Reimbursement	Admin ADA & Life Safety	Admin & Crest ADA Parking & Stormwater	Elem Study	IMS Enhancements
Project Costs 2024 Dollars	\$72,000,000	\$17,500,000	\$31,500,000	\$1,450,000	\$2,000,000	\$3,300,000	\$1,450,000	TBD
Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.								
2024 PROJECT COSTS MUST BE ESCALATED TO MID-POINT OF CONSTRUCTION								
Escalation at 5%	\$11,349,000 Jan '27	\$2,758,438 Jan '27	\$4,965,188 Jan '27	\$0 NA	\$220,500 Jan '26	\$363,825 Jan '26	\$0 NA	TBD Jan '27
To Mid-Point of Construction	(40-months)	(40-months)	(40-months)		(30-months)	(30-months)		(40-months)
TOTAL COST BY PROJECT	\$83,349,000	\$20,258,438	\$36,465,188	\$1,450,000	\$2,220,500	\$3,663,825	\$1,450,000	TBD

BOND COST - BASE PROJECTS	\$141,522,625
IMS Base Project MIHS & Crest Must-Do MIHS Base Project 2024 Concept Design Reimbursement to Cap/Tech Fund	

BOND COST - BASE PROJECTS +	\$148,856,950
IMS Base Project MIHS & Crest Must-Do MIHS Base Project 2024 Concept Design Reimbursement to Cap/Tech Fund Admin ADA & Life Safety Admin/ Crest ADA Parking & Stormwater Elementary Study	

BOND COST - BASE PROJECTS +	\$159,854,388
IMS Base Project MIHS & Crest Must-Do MIHS Base Project 2024 Concept Design Reimbursement to Cap/Tech Fund Admin ADA & Life Safety Admin & Crest ADA Parking & Stormwater Elementary Study \$9.5M (2024 dollars) IMS Enhancements + Escalation	



# ADDITIONAL THOUGHTS

## IMS POTENTIAL OSPI FUNDING: ~\$4,000,000

This could be used to pay down bonds upon receipt.

**2014 Bond Value:** In 2014, the voters approved a bond for \$98.8M.

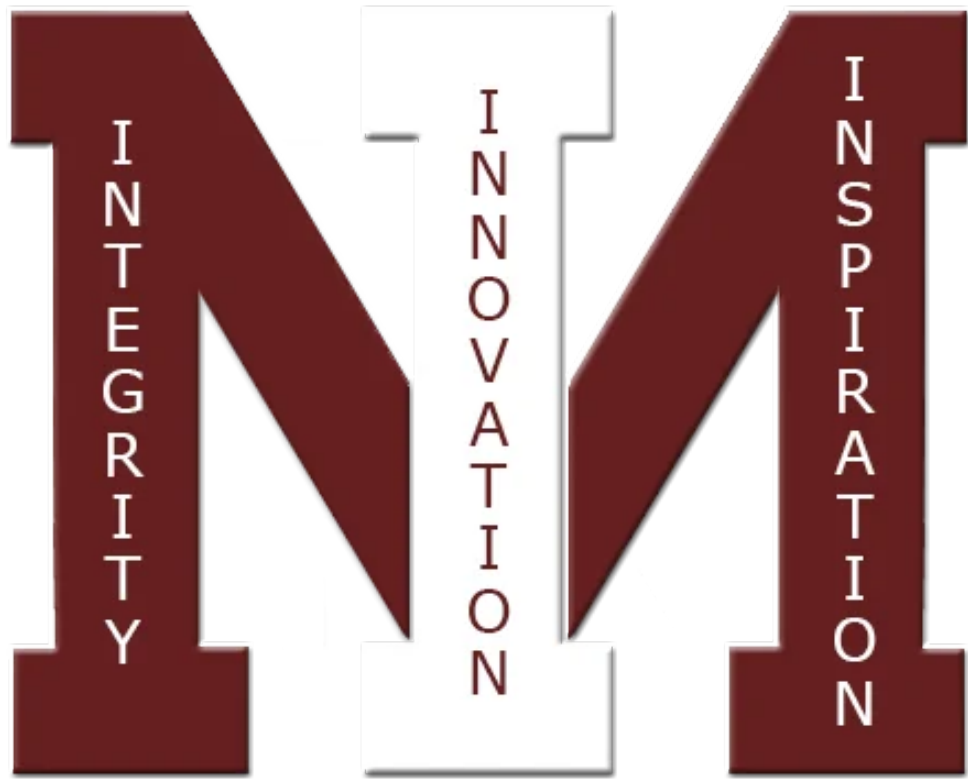
- The value of that bond in today's dollars would be \$172.9M (per the Mortenson Construction Cost Index).
- Based on the IMS Cost Model, code has driven the cost of what it takes to build a school higher by ~20% which would bring the \$98.8M 2014 bond closer to ~\$200M

## What's Left to Complete and Bond in the Future?

Remaining MIHS projects: \$50M (2024 dollars)

3 Elementary Schools: \$62M x 3 = \$186M in (2024 dollars)

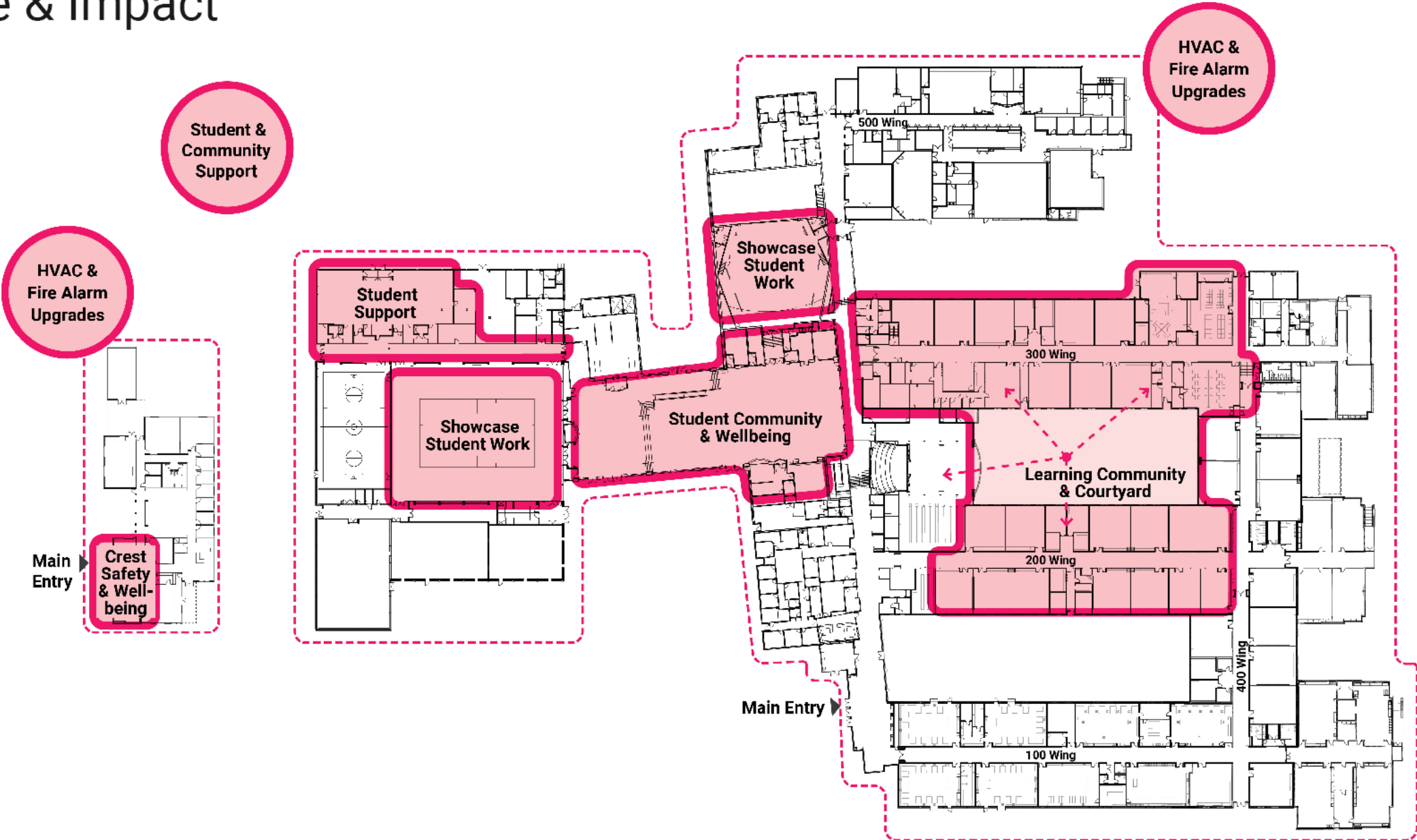
# **Bonding with Piper Sandler**



**What does  
this project  
mean for  
Mercer  
Island High  
School?**

# Bond Priority Projects

## Scope & Impact



# Next Steps for November 14<sup>th</sup> Board Meeting

