



Lake Washington
School District

Facility Advisory Committee Meeting

FAC 2024-25

Welcome to
Emerson Campus

Thursday, March 20, 2025

5:30-7:30



Emerson
High School



Emerson
K-12




Northstar
Middle
School

EMERSON HIGH SCHOOL

NO SKATEBOARDS
ALLOWED ON
SCHOOL DISTRICT
PROPERTY

GYMNASIUM
←



Agenda – 3/20/25

Focus: *Share information and ideas to develop Capital Projects priorities and strategies for engaging the community*

- 5:30-5:40: **Welcome & Overview**
- 5:40-6:10: **INFORM & BREAKOUT: 2026 Capital Projects Levy Input**
- 6:10-6:15: **Break**
- 6:15-7:00: **BREAKOUT Cont'd: 2026 Capital Projects Levy Input**
- 7:00-7:10: **Community Engagement Planning & Next Steps**
- 7:10-7:30: **Facility Tour – Emerson Campus**

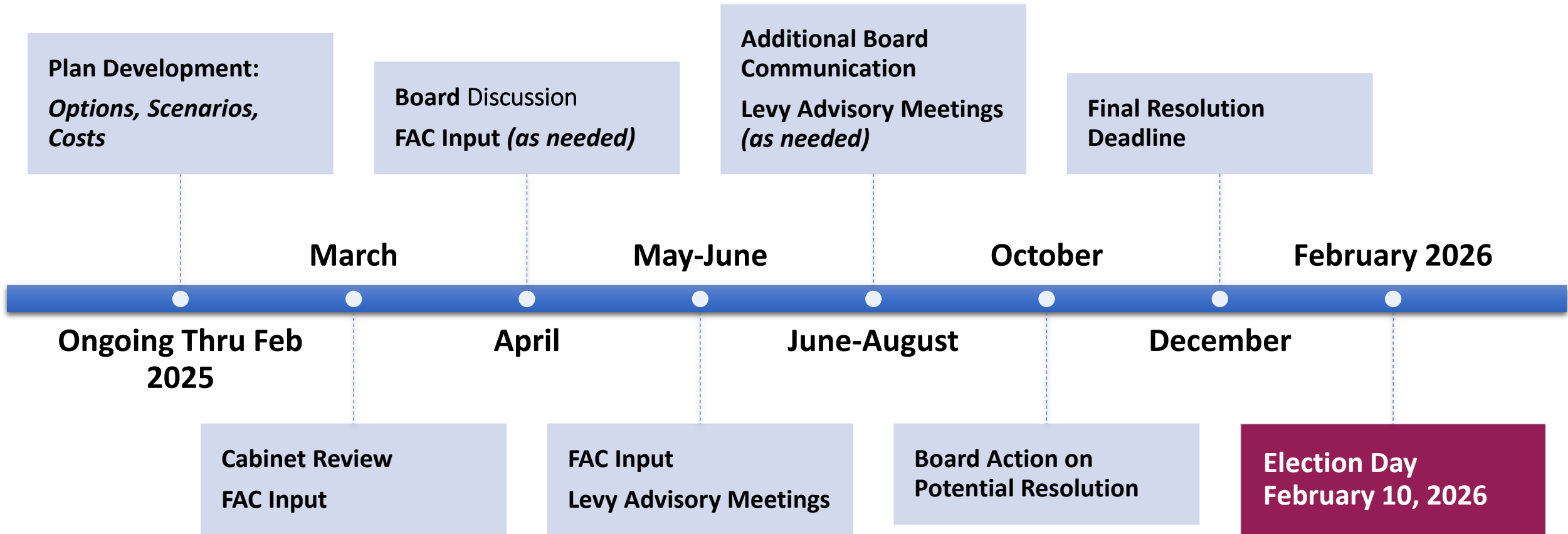
March Check-In: First Day of Spring!

What does
Spring
mean for
you?



Technology and Capital Projects Levy Draft Timeline February 2026 Election

Next Steps



2026 Capital Projects – Facilities

Continuing Projects

	Estimated Amount Over 4 years
Provide asset lifecycle management and energy system Improvements: <ul style="list-style-type: none"> Replace and/or upgrade critical operational systems: heating, ventilation, hot water, energy, lighting, and lighting & mechanical control systems Replace and/or upgrade roofing, insulation, flooring, and exterior paint and surfaces 	\$40.0M
Provide asset lifecycle planning and ensure Title IX and WIAA compliance: <ul style="list-style-type: none"> Upgrade aging walkways, hard surfaces and parking paving Upgrade stadium turf, all-weather fields, and tennis courts Upgrade secondary tracks Upgrade parking and site lighting, site drainage, and erosion control Upgrade secondary ball fields 	\$11.6M
Enhance the education program and address emergent building needs: <ul style="list-style-type: none"> Add portable classrooms and/or replace aging portables Add and/or upgrade learning spaces to support school programs and initiatives Upgrade lifecycle playground equipment as needed 	\$17.5M
Provide Health and Safety improvements and ensure building code compliance: <ul style="list-style-type: none"> Upgrade fire safety alarm systems Improve ADA handicap access Upgrade fencing, locks and vehicle gates Improve sites access, vehicle traffic flow, and student drop-off/pick-up 	\$7.8M
Total	\$76.9M

2026 Capital Projects – Facilities Considerations

Construction Escalation

- Uncertainty regarding tariffs on China, Canada, and Mexico
- Construction escalation over last 4-6 years

Surface Water Requirements

- Increased requirements and cost for surface water retention and treatment
- Impacts synthetic fields and tracks, hardscapes, accessible playground surfaces

Clean Building Performance Standards

- Building control system upgrades
- Upgrades to move away from gas fired boilers
- Co2 sensors
- Solar panels
- LED lighting

Risk & Safety

- Radio and radio infrastructure upgrades
- Review of current access / entry control systems
- Generator upgrades / assessments
- Shatter proofing glazing in entry vestibules

*A more detailed
look at the
Facilities
portion of the
2022 Capital
Projects Levies*



Building Systems & Improvements



**Site Improvements, Athletics & Playfield
Upgrades**



School & Program Improvements



Code Compliance, Health & Safety



Total average cost per year: \$15.8 million

2022 Building Systems & Improvements

Recent Project Examples

Envelope Enhancements: Baker ES

Flooring Improvements: Bell ES, Finn Hill MS, Redmond HS, Redmond MS

Operable Gym Wall Replacement: Juanita ES

HVAC Controls System Upgrades: Audubon ES, Inglewood MS, Juanita ES, Lakeview ES, Mann ES, SSC, Wilder ES

HVAC Upgrades: Alcott ES, Dickinson ES, Eastlake HS, Evergreen MS, Finn Hill MS, Redmond ES, Redmond HS, Resource Center

Intercom Upgrades: Eastlake HS, Redmond MS

Lighting Improvements: Keller ES, Resource Center

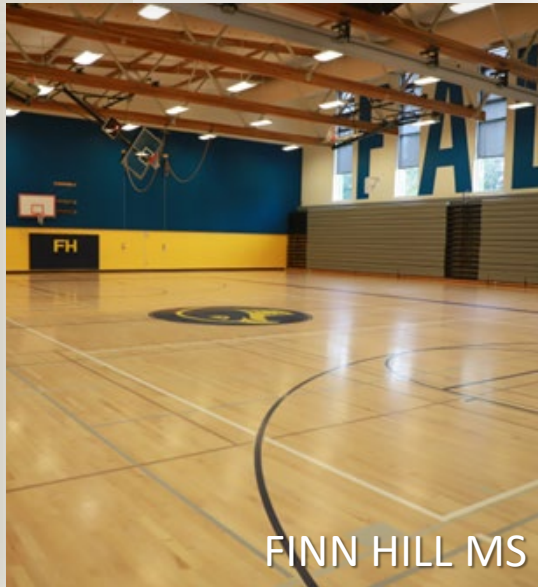
Community Pool Upgrades: Juanita HS



ALCOTT ES HVAC UPGRADE



BELL ES



FINN HILL MS

2022 Site Improvements, Athletics and Playfield Upgrades – Project Examples

Site Improvements: Baker ES , Bell ES

Water line replacement: Support Services Center

Bleacher Enhancements: District Wide

Parking Lot Improvements: Lake Washington HS

Field Improvements Inglewood MS (City of Sammamish Partnership)



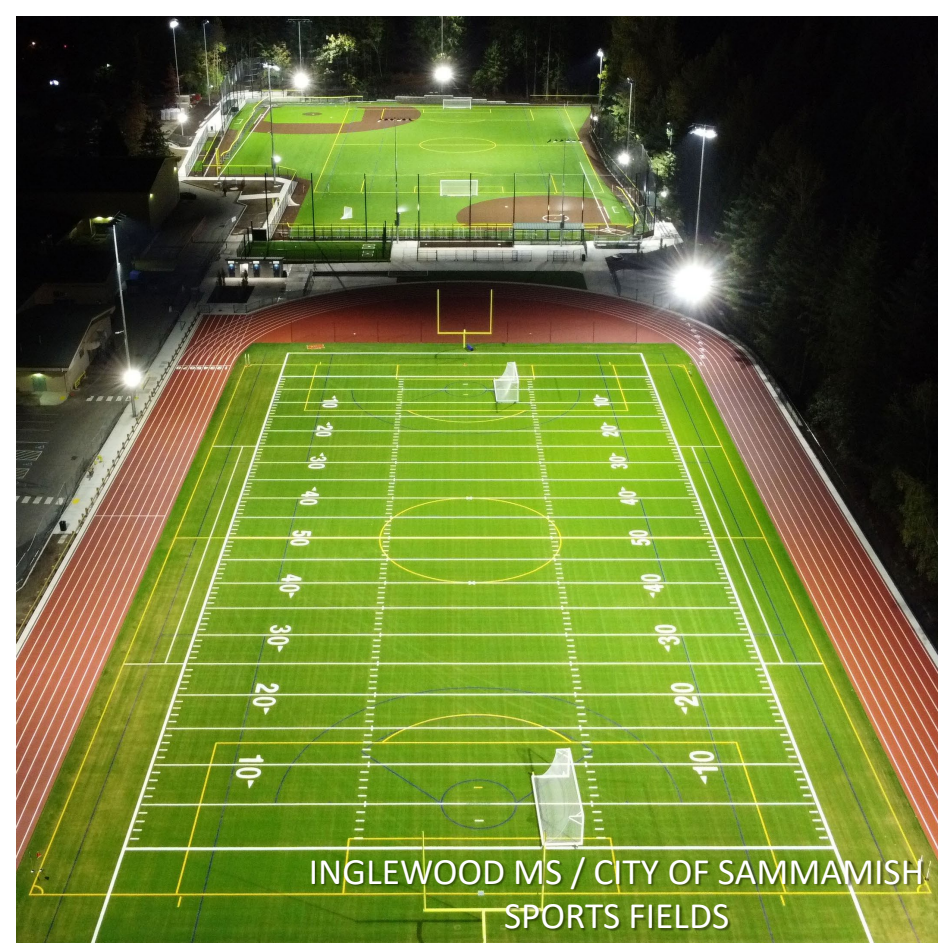
INGLEWOOD MS



BELL ES



LAKE WASHINGTON HS



INGLEWOOD MS / CITY OF SAMMAMISH
SPORTS FIELDS



JUANITA HS



EVERGREEN MS



WANIC NURSING LAB



ROSE HILL ES

2022 School & Program Improvements – Project Examples

Alcott ES: Update Gym and Commons

Transition Academies: YWCA and Together Center

WANIC: Nursing Lab Classroom Renovation (OSPI)

Eastlake HS: Accessible Restroom Upgrade

Rose Hill ES: New Accessible Playground



2022 Code Compliance, Health & Safety – Project Examples

Access Controls Upgrades: Thoreau ES

ADA Upgrades: Evergreen MS

Fencing Improvements: Redmond ES

Fire, Life Safety System Upgrades: McAuliffe ES,
Kirkland MS, Wilder ES

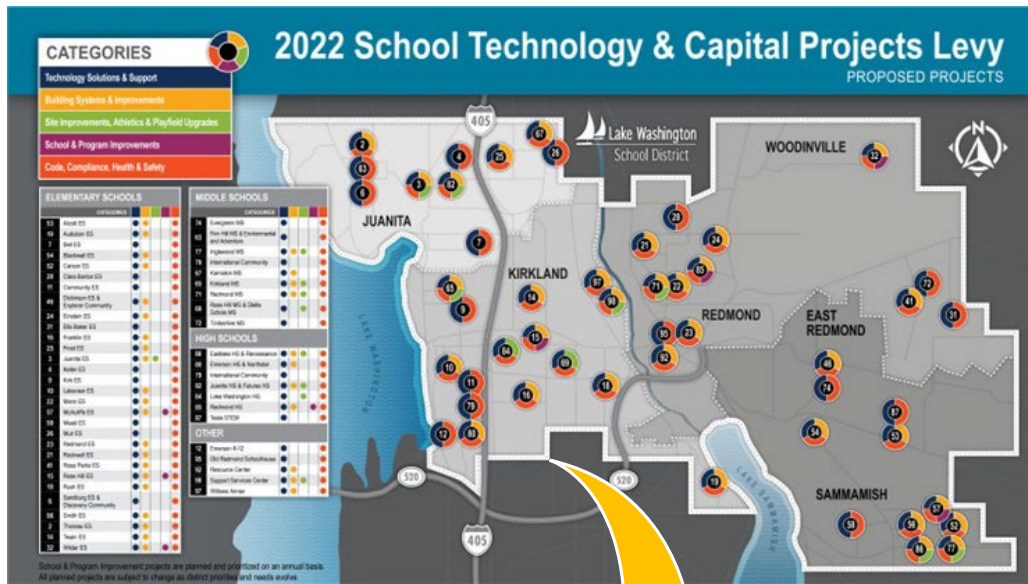
Plumbing Improvements: Evergreen MS, McAuliffe ES

Safety Improvements: Evergreen MS, Rose Hill MS

Structural Upgrades: Einstein ES

Water Bottle Filling Stations: Juanita ES, Thoreau ES,
Sandburg ES, Keller ES, Frost ES, Muir ES





2026 School Technology & Capital Projects (4-year Levy)

Upgrades critical systems throughout the district

Replaces the previous levy, which expires at the end of 2026.

Authorizes collection for four years of an annual levy for capital each year through 2030.

Includes funding for both district facilities and for technology.



Building Systems & Improvements

New Project Ideas



Generator Study

HVAC air quality program

Emergency supply container replacements

Site Improvements, Athletics & Playfield Upgrades

New Project Ideas



Upgrade elementary sand fields

Upgrade middle school grass fields

Upgrade middle school tracks

Upgrade covered play areas at multiple sites

School & Program Improvements

New Project Ideas



CTE Upgrades

Code Compliance, Health & Safety

New Project Ideas



Radios, radio infrastructure, back up power

Entry control system, access control and intrusion control

Studies/Assessments

Restroom Upgrades

Team Activity: Prioritizing Program Budgets

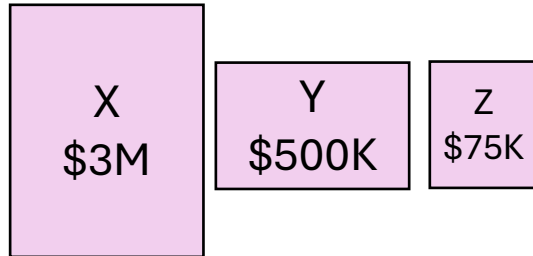
- **Goal:** Select levy projects to complete within your budget
 - You may choose to fund each at 100% or a portion
 - Be prepared to share your reasoning for prioritizing, reducing, or excluding different projects
 - Refer to packets for more detailed project information



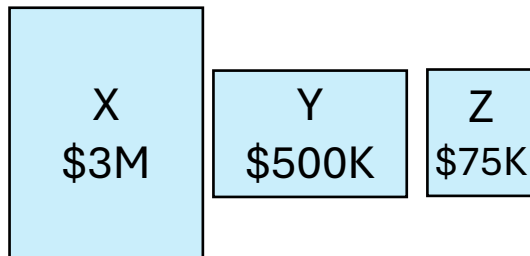
Building Systems & Improvements

Total Budget: \$40M

Continuing Projects



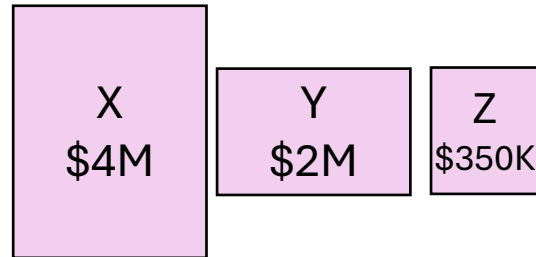
New Proposed Projects



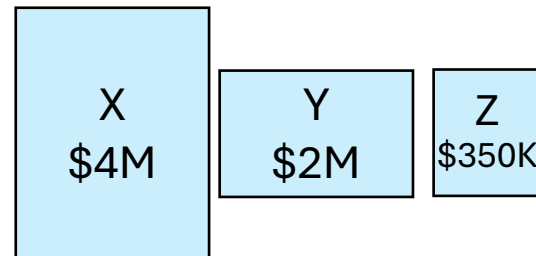
Site Improvements, Athletics & Playfield Upgrades

Total Budget: \$11.6M

Continuing Projects



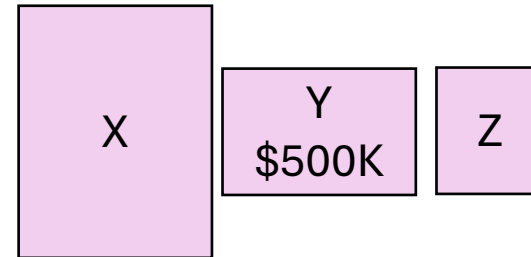
New Proposed Projects



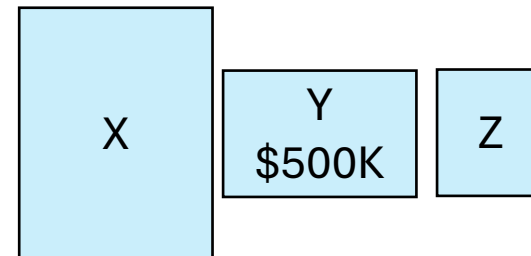
School & Program Improvements

Total Budget: \$17.5M

Continuing Projects



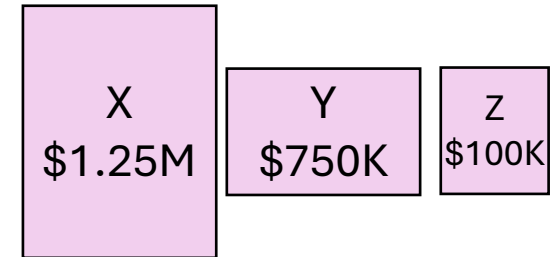
New Proposed Projects



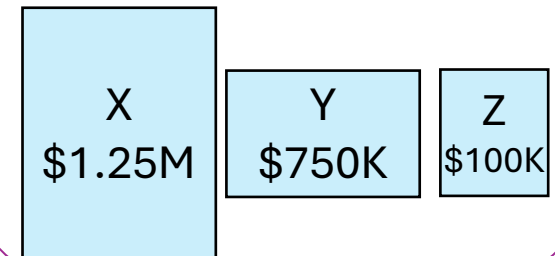
Code Compliance, Health & Safety

Total Budget: \$7.8M

Continuing Projects



New Proposed Projects



Break!

Take **5 minutes** to grab a snack and stretch your legs!

Coming Up:

- 2026 Levy Input Cont'd
- Next Steps: Community Engagement Planning
- Facilities Tour:

Emerson Campus

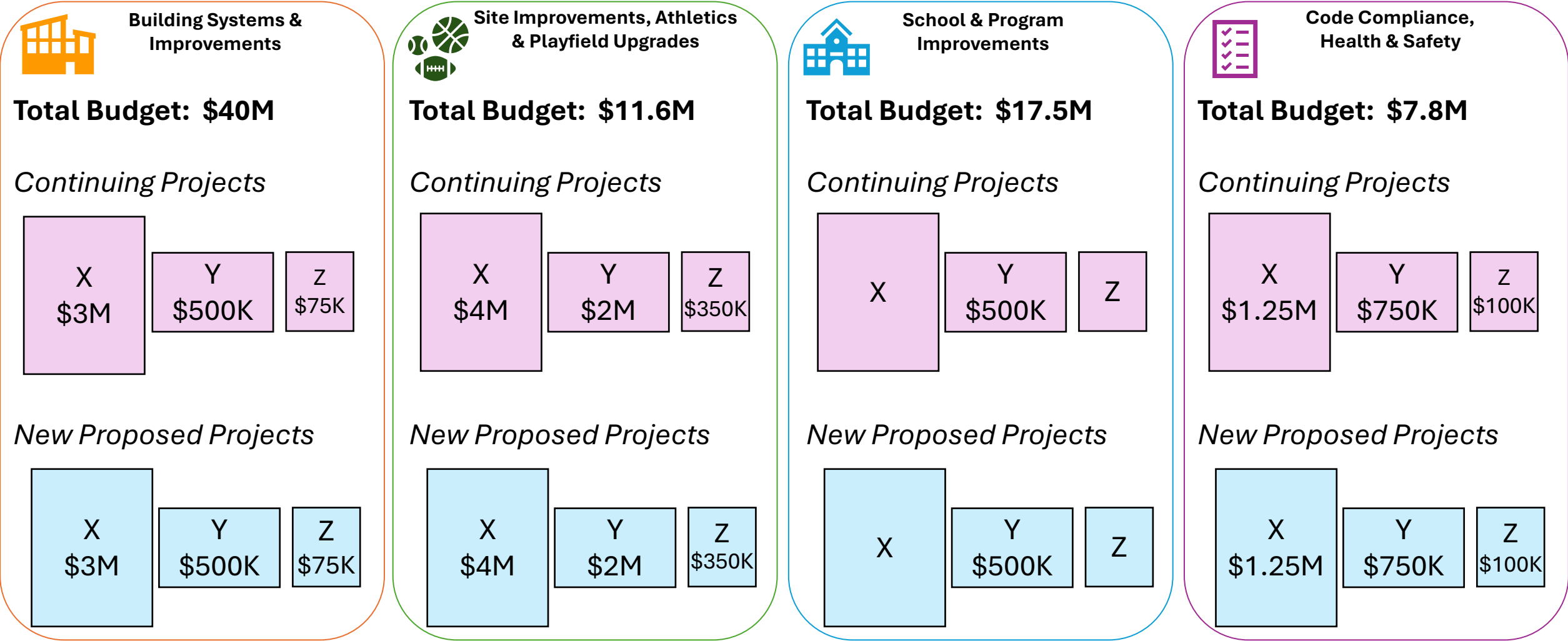


Team Activity:

Prioritizing Program Budgets

Share Out

- **Goal:** Select levy projects to complete within your budget
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Prioritizing Program Budgets

Debrief

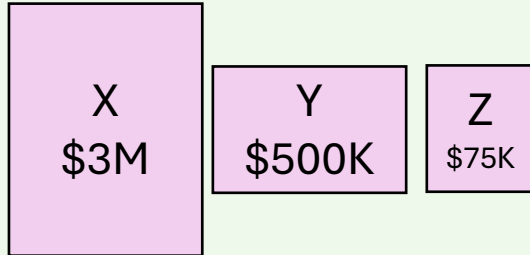
- What considerations should LWSD prioritize?
- What other information would be helpful?
- How does this exercise inform strategies for communicating Levy project plans to the larger community?



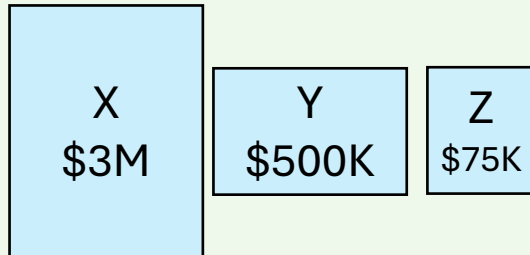
Building Systems & Improvements

Total Budget: \$40M

Continuing Projects:



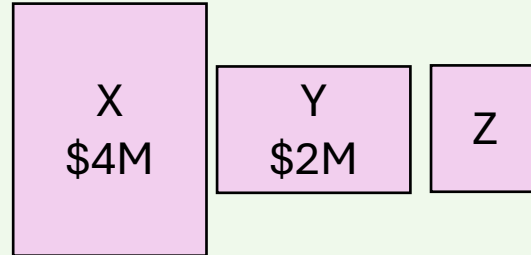
New Proposed Projects:



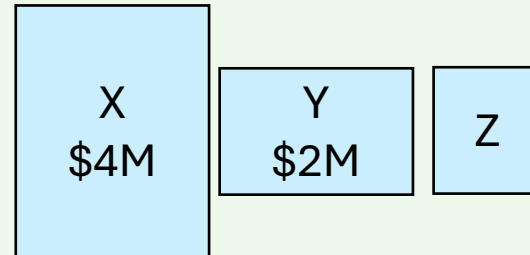
Site Improvements, Athletics & Playfield Upgrades

Total Budget: \$11.6M

Continuing Projects:



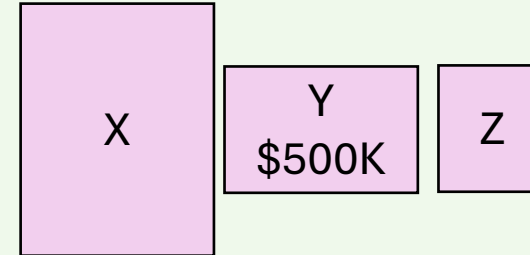
New Proposed Projects:



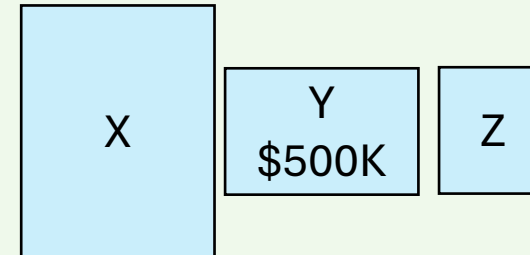
School & Program Improvements

Total Budget: \$17.5M

Continuing Projects:



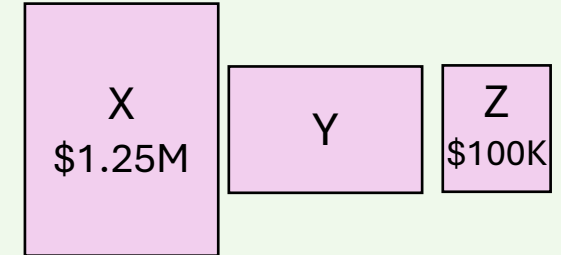
New Proposed Projects:



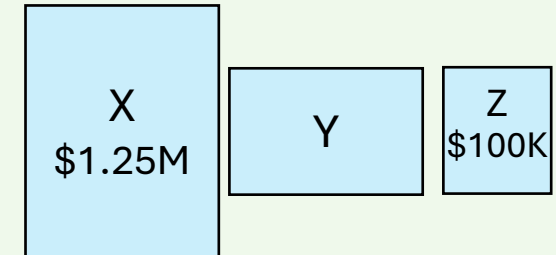
Code Compliance, Health & Safety

Total Budget: \$7.8M

Continuing Projects:



New Proposed Projects:



Community Engagement Planning



Community
Poll



Community
Events



Communications
Plan



Information
Campaign

FAC Schedule



Date Quarterly 3 rd Thursday/month	Location 5:30-7:30	Topics Content of agendas may evolve
October 17	Peter Kirk Elementary Kirkland	<ul style="list-style-type: none"> Facility Plans & Phase 1 Progress Levy: Updates & Input 2024-25 FAC Work Plan Facility Tour: Aligning Facility Design with Program Plans
January 16	Redmond Middle School	<ul style="list-style-type: none"> FAC Plans & Project Updates Clean Buildings Legislation Sustainability Updates Facility Tour: Design & Construction
March 20	Emerson Campus	<ul style="list-style-type: none"> 2026 Technology & Capital Projects Levy Input Community Engagement Planning Facility Tour: Design & Construction
April 24 (new date)	TBD	<ul style="list-style-type: none"> Project Updates 2026 Technology & Capital Projects Levy Input Community Engagement Planning Facility Tour: Design & Construction
May 15	Resource Center	<ul style="list-style-type: none"> Levy Advisory Committee Meeting – Joint meeting with BAC

Facility Tour: Emerson Campus

Laura DeGooyer

Capital Program Manager

Toby Brenner

Planning Principal – Capital



Emerson High School

- Alternative Learning Experience (ALE) Programming
- Credit recovery and graduation support
- 135 Students



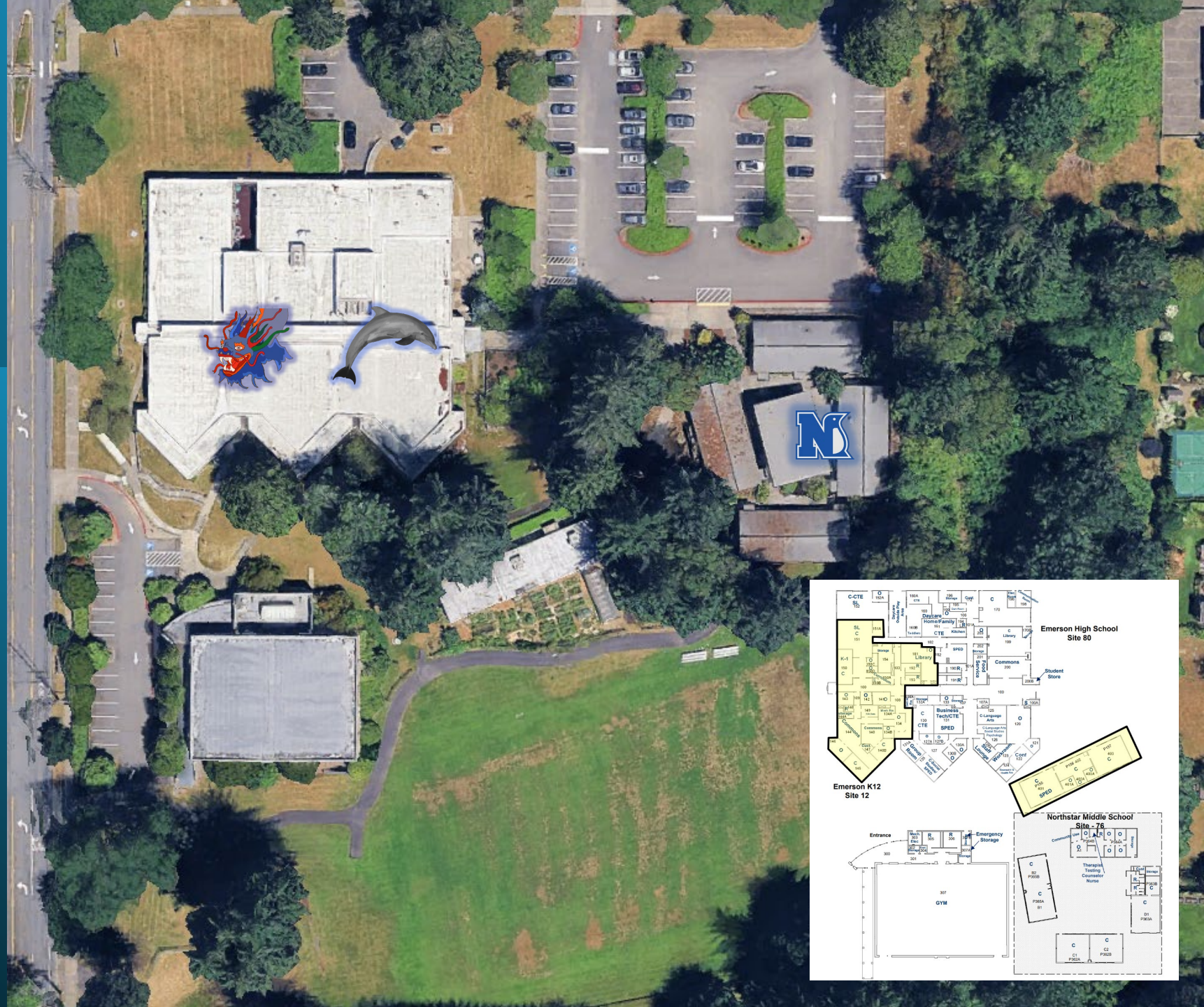
Emerson K-12

- Parent Partnership Program & Homeschool Support
- Alternative Learning Experience (ALE) Programming



Northstar Middle School

- Choice Middle School Program
- Multi-age theme-based classes with parent cooperative supports and enrichment
- 90 students



Emerson Campus Facilities



Emerson
High
School



Emerson
K-12



Northstar
Middle
School

Laura DeGooyer

Capital Program Manager

Toby Brenner

Planning Principal – Capital



Photo:
1990

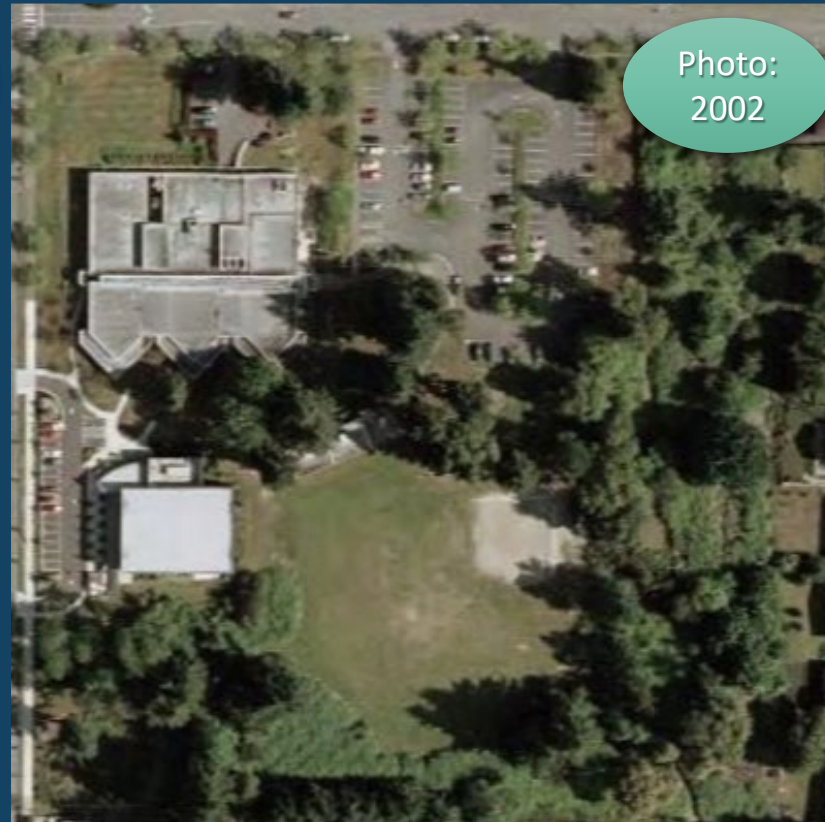


Photo:
2002



Photo:
2013

1982

- Built as LWSD administrative building

1997

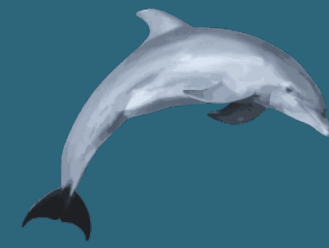
- Renovated for educational use
- Administration relocation to Redmond Town Center

2012

- Northstar MS relocated to Emerson Campus from LWHS

Emerson HS & Emerson K-12

Rebuild & Enlarge



- Designed as central office building
- Repurposed spaces for multiple programs
- HVAC system(s) past their useful life
- Limited number of classrooms
- No shared instructional areas
- Interconnected classroom access
- Aged portables
- Age: 1983



Program Summary: *Up to 3 - Stories* *Estimate: \$65 M*

- 14 classrooms to support Emerson HS
- 5 classrooms to support Emerson K-12
- 1 classroom to support the current infant/toddler daycare

Educational Specifications - GAPS

Lack of small group rooms	<input checked="" type="checkbox"/>
Lack of shared instructional areas	<input checked="" type="checkbox"/>
Line of sight challenges	<input checked="" type="checkbox"/>
Fewer classrooms (count)	8
Smaller music room(s)	<input checked="" type="checkbox"/>
Smaller kitchen	<input checked="" type="checkbox"/>
Smaller main office spaces	<input checked="" type="checkbox"/>
Smaller health room	<input checked="" type="checkbox"/>
No separation of bus/parent loops	<input checked="" type="checkbox"/>
Interconnected classroom access	<input checked="" type="checkbox"/>

Current Code - GAPS

Building code	<input checked="" type="checkbox"/>
Fire Life Safety systems	<input checked="" type="checkbox"/>
Energy - HVAC	<input checked="" type="checkbox"/>

Portables - COUNT

2