

Capital Projects and New High School Update

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April 10, 2025



ISSAQUAH
SCHOOL DISTRICT 411

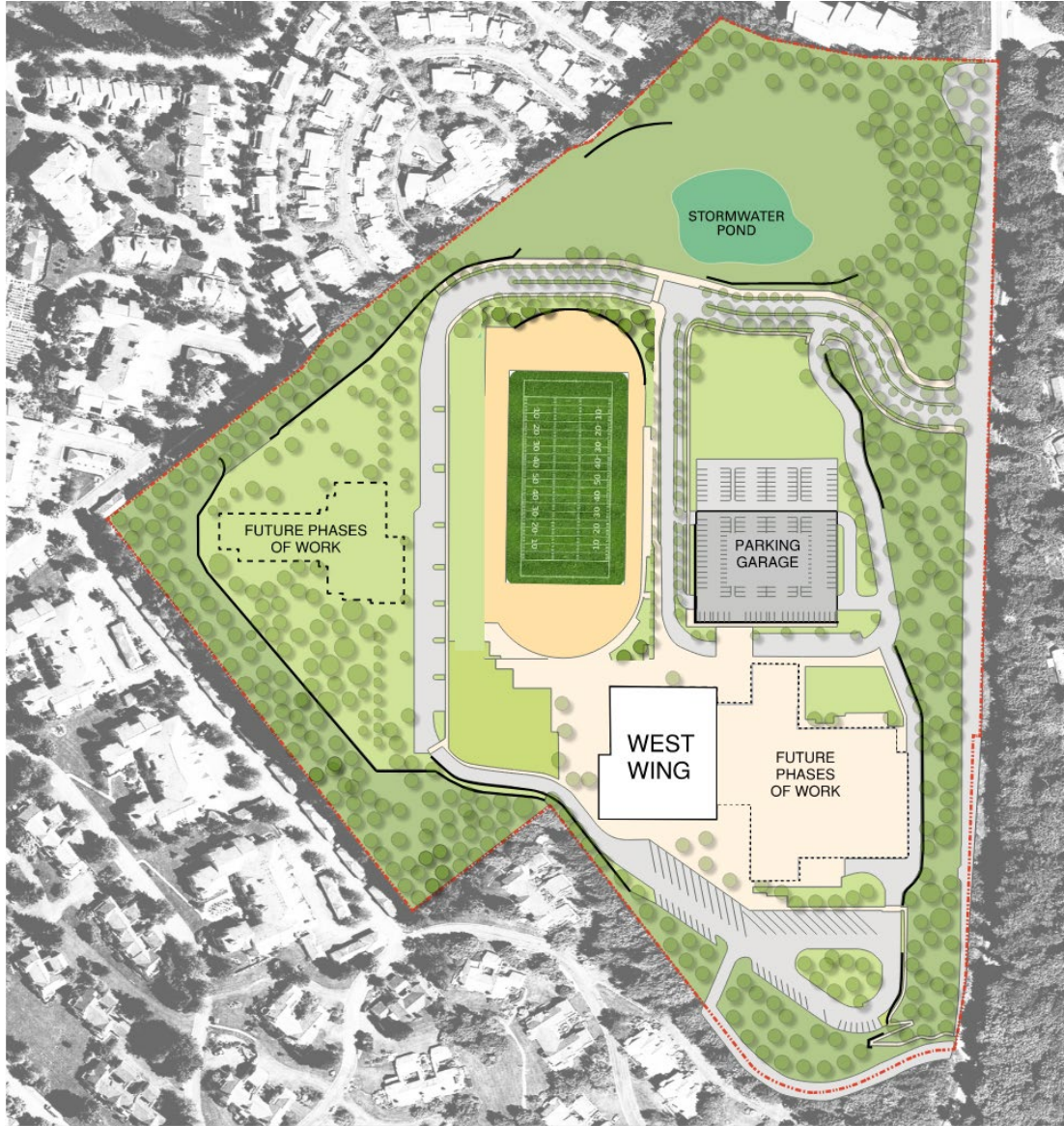
Purpose

Recommend next steps for the development and construction of a school building on the new high school site, with the goal of maximizing student capacity while staying within available funding sources.

Funding Available

2016 Funding Remaining	\$90 million
2022 Levy Funds	\$44 million
<u>Interest Income, Other*</u>	<u>\$12 million</u>
Total Available Funds	\$146 million

**Other funding sources include School Assistance Program Funds. Additional possible sources of funding include Build America Bond subsidies and impact fees. However, these funding sources are not guaranteed. The Board of Directors has also committed funds in the general fund as additional resources for this project, if needed.*



WEST SECTION DEVELOPMENT

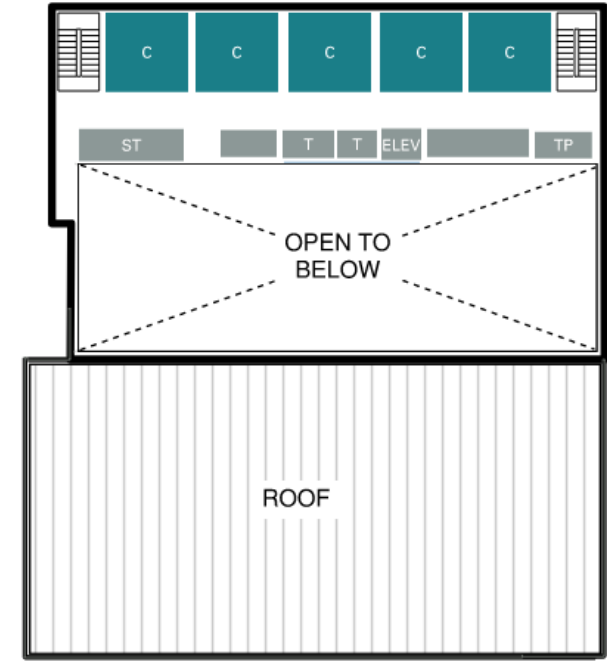
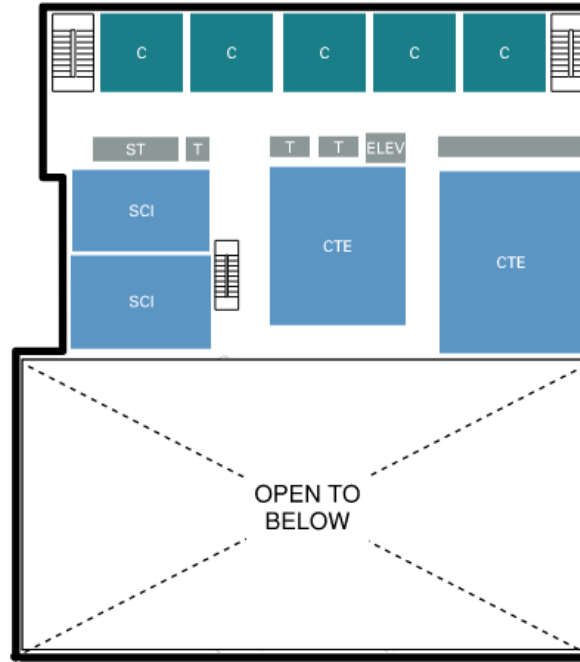
Provides a high school building by constructing the west section of the original design, a parking garage, a turf sports field with rubberized track and lights. Also included in the work would be the right of way/frontage improvements, internal roadways, buffers, utilities, stormwater treatment and all other basic site requirements.

Updated 4/11/2025, per Board request

WEST SECTION DEVELOPMENT INCLUDES:

- High School Structure
 - Building/Facility Only
- Sitework
 - Driveways, Utilities, Stormwater Systems, Turf Sports Field/Track with Lights, Landscaping, Fencing, Hardscapes
- Offsite/Right of Way Work
 - 228th Avenue Improvements, Roadway Widening, Sidewalks, Traffic Light, Etc.
- Parking Garage
 - Parking Structure, Lighting, EV Charging
- Soft Costs & Contingency
 - Consultants, Permits, Inspections, Furniture, Program Equipment, Sports Equipment, Project Contingency

West Section Floorplan



BUILDING STATISTICS

- Gross Square Footage 73,900
- Teaching Stations 23
- Student Capacity 656

Budget

\$ 110,383,350	- Construction Cost
\$ 22,076,670	- Soft Costs
<u>\$ 13,246,002</u>	- Project Contingency
\$ 145,706,022	- Preliminary Total Project Cost

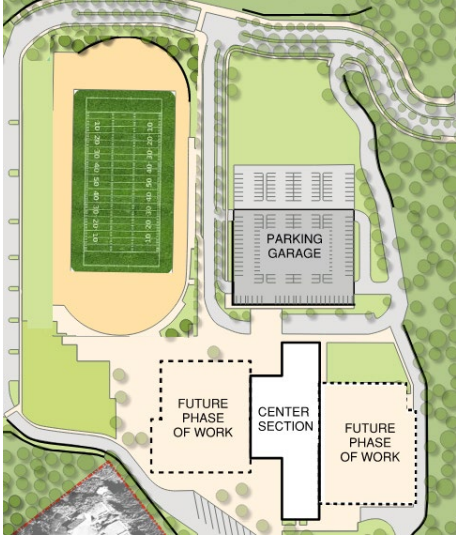
Project Schedule Assumptions

- March 1, 2026** - Construction Start
- August 1, 2027** - Construction Finish
- 2027-28** - Opening School Year

PERMITTING – NEXT STEPS

- Submit formal proposal to City staff for review.
- City staff are considering extension of the existing permits for the project.
 - *Update: Permit extension request was granted by the City and is extended until April 27, 2026.*

Additional Building Options



CENTER SECTION

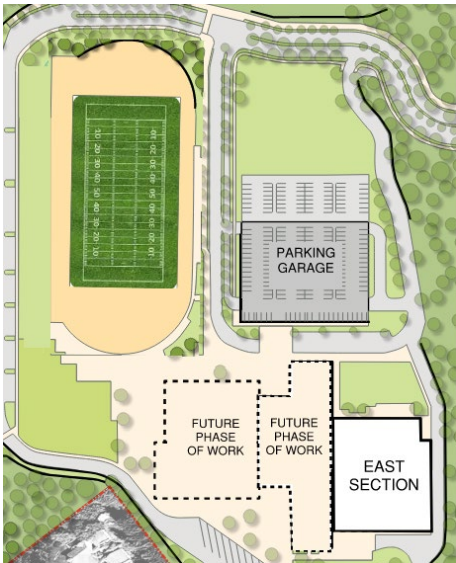
- 90,000 - Gross Square Footage
- 23 - Teaching Stations
- 656 - Student Capacity
- \$160,910,442 - Project Cost

PROS

- Highest Square Footage
- Same Student Capacity and Teaching Stations as West Section

CONS

- Highest Cost Option
- Not Feasible With Current Funding



EAST SECTION

- 61,000 - Gross Square Footage
- 18 - Teaching Stations
- 513 - Student Capacity
- \$133,457,940 - Project Cost

PROS

- Lowest Cost Option
- Feasible With Current Funding

CONS

- Lowest Student Capacity and Teaching Stations
- Lowest Square Footage
- Future conversion of space to PAC would be difficult

Recommendation

- Alleviate overcapacity at existing high schools by pursuing the development and construction of a new high school facility on available property in the West Section, within identified funding constraints.
- Take the next steps by submitting a proposal to the City of Issaquah and initiating comprehensive project planning efforts.

Questions