

Welcome!

Capital Projects Oversight Committee

Meeting 3

September 18, 2025



ISSAQUAH
SCHOOL DISTRICT 411

Land Acknowledgement

We acknowledge that we are on the Indigenous Land of Coast Salish peoples who have reserved treaty rights to this land, specifically the Snoqualmie Indian Tribe and Duwamish. We thank these caretakers of this land who have lived and continue to live here since time immemorial.



Agenda

- Welcome and Introductions
- Committee Purpose, Engagement & Key Considerations
- Tonight, We Will Cover:
 - Levy 2018 and Levy 2022 Updates
 - 2026 Levy Overview and Update
 - New High School Update
- Questions / Comments / Suggestions
- District Updates
- Wrap-up and Next Steps



Welcome! And Thank You Again for Your Participation

- Getting Comfortable
 - Restrooms
 - Snacks
 - Water

Purpose and Scope of the Committee

The Issaquah School District Capital Projects Oversight Committee (CPOC) is established to ensure the responsible management of bond and levy funds approved by voters. The committee's role is to review expenditures, monitor project progress, and ensure compliance with the approved bond and levy requirements. The CPOC will serve as a transparent accountability measure, providing assurance to the community that bond and levy funds for capital projects are being managed effectively and in accordance with district objectives.



Committee Engagement & Considerations

Engagement norms

- Put student needs at the center
- Assume positive intent
- Maintain civility
- Make space for all voices
- Preserve this as a safe space for open discussion
- Stay curious

Key considerations to discuss during your table talks

- As you review past levy and bond projects, consider how those lessons can guide our planning and communication for future levy measures.
- Committee insights on the construction market: trends, costs, labor and signals from the field

Levy 2018 and Levy 2022 Update

2018 Levy Projects Status

- All 2018 Levy projects have been completed and have a status of “Complete” or “Substantially Complete” with the exception of the Challenger and Newcastle ES’s Recommissioning projects. The Board deprioritized these two projects in June 2023. A reserve has been setup to fund this work when/should the need arise.

2022 Levy Projects Status

- Work related to the 2022 Levy continues as needs arise and will help cover critical repairs needs that arise between now and the end of the current 4-year levy cycle in 2026.

Current Status Information

Budget Status Reports (BSR)

- Available on [Finance and Budget Page](#)

Construction / [Capital Projects Website](#)

- Individual Levy Status Reports
- One-Pagers
- Additional Project Information

Current 2018 Critical Repairs Levy Projects Status

2018 CRITICAL REPAIRS LEVY - STATUS										
As of July 31, 2025										
Project		Status	Original Project Estimate		Expended to Date		Estimated Remaining to Complete	Projected Total	Project Retainage	
1203	IMS - Install lighting at field/track	Complete	\$	250,000	\$	250,000	\$ -	\$ 250,000	\$ -	1
1205	Gibson-Ek Renovate old IMS gym/locker rooms to expand capacity	Complete	\$	350,000	\$	350,000	\$ -	\$ 350,000	\$ -	2
1605	Pine Lake - Install lighting at field/track	Complete	\$	250,000	\$	250,000	\$ -	\$ 250,000	\$ -	3
1607	Beaver Lake MS - Re-roof; Misc Repair	Complete	\$	745,000	\$	745,000	\$ -	\$ 745,000	\$ -	4
1612	Cougar Ridge - Heating System; replace boiler & heat pumps; misc repair	Complete	\$	471,000	\$	471,000	\$ -	\$ 471,000	\$ -	5
2004	Issaquah HS Stadium Lighting (Partial)	Complete	\$	-	\$	240,000	\$ -	\$ 240,000	\$ -	
1801	Food Service Equipment	Complete	\$	415,200	\$	111,367	\$ -	\$ 111,367	\$ -	9
1804	Walk-Off Mats	Complete	\$	67,500	\$	55,061	\$ -	\$ 55,061	\$ -	25
1805	Maywood Field Lights	Complete	\$	400,000	\$	413,020	\$ -	\$ 413,020	\$ -	
1807	Districtwide HVAC Replacement	Complete	\$	450,000	\$	632,372	\$ -	\$ 632,372	\$ -	
1808	Paving Repair	Complete	\$	125,000	\$	36,069	\$ -	\$ 36,069	\$ -	14
1810	Special Education Modifications	Complete	\$	279,500	\$	27,865	\$ -	\$ 27,865	\$ -	
1811	Issaquah HS Turf Replacement	Complete	\$	1,300,000	\$	955,399	\$ -	\$ 955,399	\$ -	7, 23
1812	Skyline Turf Replacement	Complete	\$	1,300,000	\$	723,732	\$ -	\$ 723,732	\$ -	
1814	Carpet/Flooring	Complete	\$	528,000	\$	171,063	\$ -	\$ 171,063	\$ -	
1815	Liberty HS HVAC Replacement	Complete	\$	2,100,000	\$	1,527,131	\$ -	\$ 1,527,131	\$ -	
1816	Issaquah Valley Elementary Misc Repair	Complete	\$	102,500	\$	56,739	\$ -	\$ 56,739	\$ -	17, 18
1817	Grand Ridge Floor & Wall Repairs	Complete	\$	132,500	\$	14,207	\$ -	\$ 14,207	\$ -	15
1819	Office Remodel - Satellite	Complete	\$	45,000	\$	23,843	\$ -	\$ 23,843	\$ -	16, 19
1820	Skyline HS MISC REPAIR	Complete	\$	275,000	\$	234,270	\$ -	\$ 234,270	\$ -	
1821	Briarwood Gutter	Complete	\$	15,000	\$	8,603	\$ -	\$ 8,603	\$ -	17, 20
1824	Challenger Misc Repairs	Complete	\$	125,000	\$	20,127	\$ -	\$ 20,127	\$ -	22, 26
1825	Creekside Bath Wall Coverings	Complete	\$	2,500	\$	-	\$ -	\$ -	\$ -	8
1826	Maywood Modernization	Complete	\$	437,000	\$	602,851	\$ -	\$ 602,851	\$ -	
1827	Liberty HS Gym Folding Wall	Complete	\$	75,000	\$	50,723	\$ -	\$ 50,723	\$ -	8
1828	Expand Exterior Drains - Liberty HS	Complete	\$	50,000	\$	-	\$ -	\$ -	\$ -	
1830	Pacific Cascade MS Regrading	Complete	\$	35,000	\$	40,056	\$ -	\$ 40,056	\$ -	
1831	Pacific Cascade MS Floor & Lighting	Complete	\$	395,000	\$	400,709	\$ -	\$ 400,709	\$ -	
1833	Discovery - Misc Repairs	Complete	\$	65,000	\$	88,440	\$ -	\$ 88,440	\$ -	27
1803	Painting	Substantially Complete	\$	377,500	\$	213,989	\$ 108,511	\$ 322,500	\$ -	17
1809	Roof Repairs	Substantially Complete	\$	325,000	\$	336,486	\$ 1	\$ 336,487	\$ 11,100	21
1822	Cascade Ridge Wall Coverings	Substantially Complete	\$	82,000	\$	19,955	\$ 62,045	\$ 82,000	\$ -	
1835	Endeavour - Misc Repairs	Substantially Complete	\$	45,000	\$	158,113	\$ 7,404	\$ 165,517	\$ 4,099	12, 17, 22
1837	BLMS Fire Alarm Replacement	Substantially Complete	\$	-	\$	462,766	\$ 32,234	\$ 495,000	\$ -	24
1838	MHES Fire Alarm Replacement	Substantially Complete	\$	-	\$	339,254	\$ 15,746	\$ 355,000	\$ -	13
1839	MHES DAS System (Fire Safety)	Substantially Complete	\$	-	\$	116,470	\$ 63,530	\$ 180,000	\$ 5,144	24
1802	Playground Rubber Matting	In Progress	\$	1,350,000	\$	1,047,093	\$ 491,907	\$ 1,539,000	\$ -	6, 16
1806	Classroom Furniture Replacement	In Progress	\$	150,000	\$	136,217	\$ 13,783	\$ 150,000	\$ -	
1818	Transportation Shop AC	In Progress	\$	175,000	\$	753,981	\$ 232,019	\$ 986,000	\$ 31,280	11, 16
1832	Discovery - Heating System; Replace Boiler & Heat Pumps	In Progress	\$	475,000	\$	-	\$ 170,000	\$ 170,000	\$ -	13
1834	Endeavour - Heating System; Replace Boiler & Heat Pumps	In Progress	\$	475,000	\$	26,000	\$ 474,000	\$ 500,000	\$ -	12, 17
1836	Sunset - Misc Repairs	In Progress	\$	75,000	\$	3,877	\$ 71,123	\$ 75,000	\$ -	
1823	Challenger HVAC Recommission	Future	\$	125,000	\$	-	\$ 250,000	\$ 250,000	\$ -	
1829	Newcastle HVAC Recommission	Future	\$	125,000	\$	8,591	\$ 241,409	\$ 250,000	\$ -	
1899	Project Reserve	Reserve	\$	-	\$	-	\$ 209,049	\$ 209,049	\$ -	17
Total			\$	14,565,200	\$	12,122,438	\$ 2,442,761	\$ 14,565,200	\$ 51,622	

*Critical Repairs Project Status Reports Available on the [Construction Page](#)

Current 2022 Critical Repairs Levy Projects Status

2022 CRITICAL REPAIRS LEVY - STATUS												
As of July 31, 2025												
Project No.	Project	Status	Original Project Estimate	Current Project Budget	Change from Estimate	Current Year to Date	Prior Years Expenditures	Cost to Date	Estimated Remaining to Completion	Projected Total	Project Retainage	
2201	Holly Street Campus - Playground	Complete	\$ 2,500,000	\$ 1,354,048	\$ (1,145,952)	\$ 43,122	\$ 1,310,926	\$ 1,354,048	\$ -	\$ 1,354,048	\$ -	1, 4
2203	Creek Bank Repairs (formerly project 2002)	Substantially Complete	\$ 1,500,000	\$ 1,800,000	\$ 300,000	\$ 2,378	\$ 1,661,015	\$ 1,663,393	\$ 136,607	\$ 1,800,000	\$ -	1, 2
2202	Roof Repairs/Replacements - District Wide	In Progress	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 111,502	\$ 389,468	\$ 500,971	\$ 999,029	\$ 1,500,000	\$ 19,598	
2204	Portables - District Wide	In Progress	\$ 1,000,000	\$ 1,090,991	\$ 90,991	\$ 97,923	\$ 325,991	\$ 423,914	\$ 667,077	\$ 1,090,991	\$ 1,551	5
2205	ADA Accommodations - District Wide	In Progress	\$ 350,000	\$ 350,000	\$ -	\$ 47	\$ 19,504	\$ 19,552	\$ 330,448	\$ 350,000	\$ -	
2207	HB-1257/Clean Building Standard	In Progress	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	
2208	HVAC Repairs/Replacements - District Wide	In Progress	\$ 250,000	\$ 977,037	\$ 727,037	\$ 224,198	\$ 221,969	\$ 446,167	\$ 530,870	\$ 977,037	\$ -	5
2209	Student Furniture - District Wide	In Progress	\$ 100,000	\$ 100,000	\$ -	\$ 57,043	\$ 37,888	\$ 94,930	\$ 5,070	\$ 100,000	\$ -	
2210	Safety & Security - District Wide	In Progress	\$ 100,000	\$ 100,000	\$ -	\$ 1,709	\$ 56,776	\$ 58,485	\$ 41,515	\$ 100,000	\$ -	
2211	Food Service - District Wide	In Progress	\$ 500,000	\$ 500,000	\$ -	\$ 78,439	\$ 166,072	\$ 244,511	\$ 255,489	\$ 500,000	\$ 7,584	
2220	Early Learning Options	In Progress	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 4,810	\$ -	\$ 4,810	\$ 19,995,190	\$ 20,000,000	\$ -	3
2221	Land - Transportation Expansion	In Progress	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	3
2222	Vestibules - High Schools	In Progress	\$ 7,600,000	\$ 7,600,000	\$ -	\$ 194,466	\$ -	\$ 194,466	\$ 7,405,534	\$ 7,600,000	\$ -	3
2223	Fire Systems Replacements/Upgrades	In Progress	\$ 14,400,000	\$ 14,400,000	\$ -	\$ 73,665	\$ -	\$ 73,665	\$ 14,326,335	\$ 14,400,000	\$ -	3
2206	Drinking Water Lead Testing/Remediation - District Wide	Future	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	
2299	Project Reserve	Reserve	\$ -	\$ 27,924	\$ 27,924	\$ -	\$ -	\$ -	\$ 27,924	\$ 27,924	\$ -	1, 2, 5
Total			\$ 52,300,000	\$ 52,300,000	\$ -	\$ 889,302	\$ 4,189,609	\$ 5,078,912	\$ 47,221,088	\$ 52,300,000	\$ 28,732	
Notes												
1 Adjusted projects 2201 and 2203 to updated anticipated cost; remainder added to reserve (2299)												
2 Adjusted 2203 to updated anticipated cost - expected to be final adjustment; taken from reserve (2299)												
3 Repurposed \$44M from 2022 capital construction levy via Board of Directors Resolution #1222 (May 23, 2024) was reversed via Resolution #1234 (June 26, 2025) and is pending budget/status updates for 2025-26.												
4 Project complete and balance moved to reserve: \$445,952												
5 \$727,037 was moved to project 2208 and \$90,991 was moved to project 2204 from reserve 2299												
Status Key												
* In Progress - Project is in planning, design, material procurement, or is under construction.												
* Substantially Complete - ISD may occupy or use the property for its intended purpose. Some minor, corrective, or warranty work may remain. Grant reimbursement, invoice/retainage payments and/or retainage releases from WA State Departments of Labor & Industries, Employment Security, or Revenue may be outstanding.												
* Complete - Physical construction and project work is complete. All required WA State retainage releases have been received. Final invoice or retainage payments have been made, and any remaining project budget has been moved to the Reserve.												

Sources:

2022 Levy Committee Approved Critical Repairs/Capital Infrastructure Detail
 District Financial System Expenditure Reports
 Board of Directors Resolution 1222 - May 23, 2024

*Critical Repairs Project Status Reports Available on the [Construction Page](#)

2026 Levy Update

- Three separate ballot measures
 1. Educational, Programs and Operations Levy (EP&O)
 2. Transportation Levy
 3. Critical Repairs and Technology Levy
 - Our focus for this committee is the Critical Repairs Levy
 - The Critical Repairs Levy helps fund the maintenance, updates and repair of district facilities

2026 Critical Repairs Levy Update

- Main categories/types of work included
 - ✓ Safety and Security Improvements - \$12,020,876
 - Security vestibules, fire alarm & intercom/clock replacements, blinds, doors
 - ✓ Roof Improvements - \$15,154,515
 - Replacement and repairs of roofs
 - ✓ HVAC / Plumbing Improvements - \$12,353,782
 - Replacement & repairs to HVAC equipment, updating control systems
 - ✓ Sports Fields - \$11,225,000
 - Replacement & reconditioning of synthetic turf on sports fields, tennis court surfaces
 - ✓ Food Service Equipment - \$500,760
 - Replacement of food service equipment
 - ✓ Miscellaneous Repairs - \$1,700,000
 - Interior corridor repairs, replacement of lighting, etc.

Current proposed items for Levy Committee consideration

2026 Critical Repairs Levy: Committee Input

- **Questions?**

Do you have any questions about the Critical Repairs Levy and the categories of work it funds?

- **Connections to the Levy Advisory Committee**

Would any members of the Levy Advisory Committee like to share key takeaways from the last Levy Committee meeting?

New High School Project Update

- The project is being constructed using available funds - \$146,000,000
- The process of making revisions to the existing project continues
- The Major Amendment application was submitted to the City July 1st which kicked-off the Major Amendment process (see full schedule of process on next slide).
- Target construction start date remains March 1, 2026
- Expected opening date of the school remains August 2027

New High School Project Update

Budget

\$ 110,390,000 - Construction Cost

\$ 22,110,000 - Soft Costs

\$ 13,500,000 - Project Contingency

\$ 146,000,000 - Preliminary Cost Estimate (for revised project)

Note: \$22,344,660 has been spent from the beginning of the project in 2016 to 8/31/25. These costs included design fees, consultant fees and permitting review fees and are not included in the \$146m budget.

New High School Project Schedule

New High School			Duration	Activity	Revised: 9/8/2025
Anticipated/Proposed Land Use Revisions Schedule	Start Date	Finish Date	Days	Status	Comments
Land Use - Major Amendment Process	06/16/25	12/03/25	171		
Preview Meeting with City Staff	06/16/25	06/16/25	1	Complete	ISD Team met with City Staff to review upcoming resubmittal
Submit to City of Issaquah	07/01/25	07/01/25	1	Complete	Formal submission of revisions to the city
City Determination of Complete Submittal	07/02/25	07/25/25	24	Complete	City process for determining submittal is complete
City Review - Round 1	07/28/25	08/29/25	33	Complete	State law requires 8 week turnaround by the city for 1st submittal
Owner Response to City Review Round 1	09/02/25	09/07/25	6	Complete	Allowing 2 weeks for ISD team response
City Review - Round 2	09/08/25	10/03/25	26	In Process	Expectation is there will be 2 rounds of comments from the city
Owner Response to City Review Round 2	10/01/25	10/07/25	7	Future	Allowing 1 week for ISD team response
Staff Report to Development Commission	10/08/25	11/04/25	28	Future	Allowing 4 weeks for city staff to prepare the Staff Report
Development Commission Meeting #1	11/05/25	11/05/25	1	Future	DC meetings are the 1st Wednesday of each month
Development Commission Meeting #2 - Decision	12/03/25	12/03/25	1	Future	Decision is expected at the 2nd DC meeting
Construction Schedule	03/02/26	08/13/27	530		
Construction	03/02/26	06/18/27	474	Future	Assumes a March 2, 2026 construction start
Substantial Completion - Building (occupancy)	06/21/27	06/21/27	1	Future	Assumes getting building occupancy in June 2027
Substantial Completion - Site	08/13/27	08/13/27	1	Future	Sitework to wrap-up in August 2027
Note: 1. The schedule was formulated using some city input as well as best information available and past experience 2. The schedule assumes relatively conservative time periods for city reviews 3. An appeal to the DC decision is expected but not necessarily a foregone conclusion					

High School Project: Committee Insights

- **Industry Trends?**

What developments in construction (materials, labor, supply chain) could affect the high school project's timeline or costs?

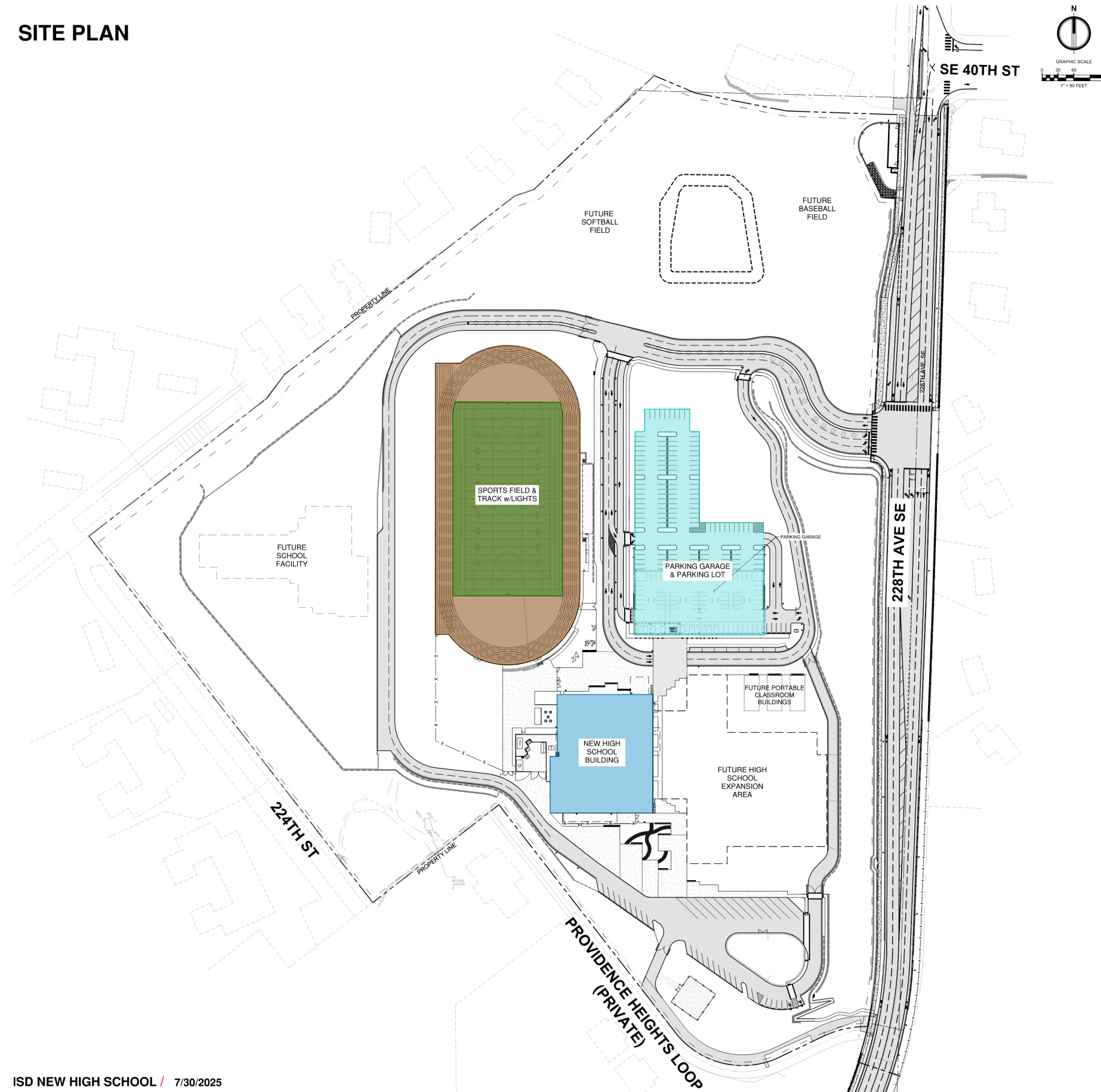
- **Emerging Risks or Opportunities?**

Beyond costs, are you seeing conditions that could either pose challenges—or create advantages—for this project?

- **What Are You Hearing?**

From peers, professional associations, or community contacts—what signals should we watch for as we move toward the 2026 construction start?

SITE PLAN



FIRST FLOOR PLAN



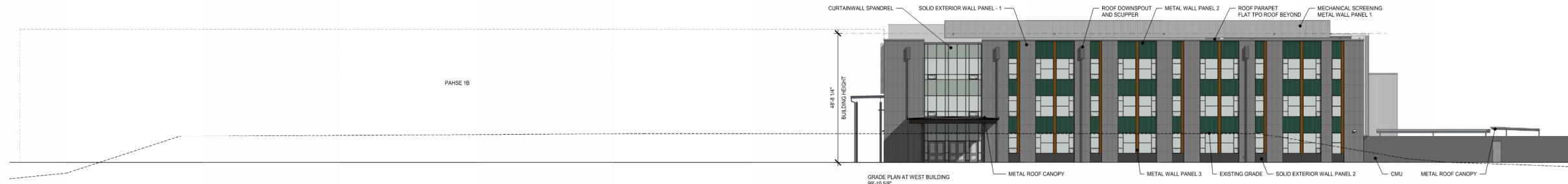
SECOND FLOOR PLAN



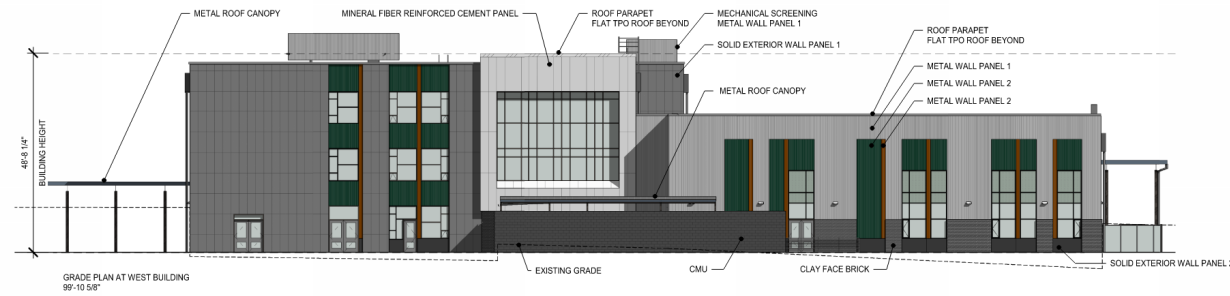
THIRD FLOOR PLAN



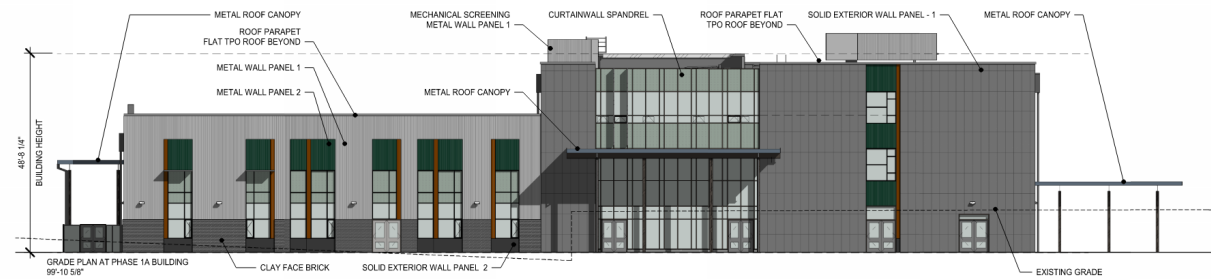
ELEVATIONS - BUILDING EXTERIOR



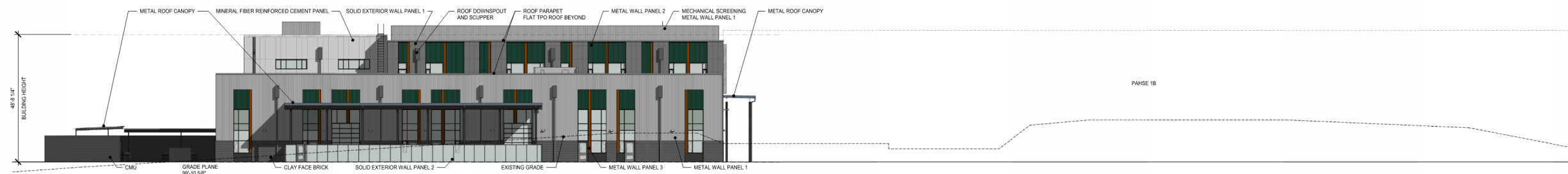
SDP - NORTH OVERALL ELEVATION
1/16" = 1'-0"



SDP - WEST OVERALL ELEVATION
1/16" = 1'-0"



SDP - EAST OVERALL ELEVATION
1/16" = 1'-0"



SDP - SOUTH OVERALL ELEVATION
1/16" = 1'-0"



Questions?

Comments?

Suggestions?

District Updates

Engagement Opportunities

- Become a volunteer, join PTSA, donate to ISF
- Attend board meetings, town halls, athletic events and performances
- Sep. 30 – College Con 2025 at Issaquah High School
- Oct. 4 & 5 - Salmon Days

School Board Town Halls

- Oct. 16 - 6:30 p.m. at Beaver Lake Middle School
- Oct. 27 - 6:30 p.m. at Maywood Middle School
- Oct. 28 - 6:30 p.m. at Issaquah Middle School

February 2026 Renewal Levies

- Educational Programs and Operations Levy (EP&O) – 16.6% of district budget
- Capital Levy – Technology, & Critical Repairs (no new construction)
- Transportation Levy
- Sep. 9 to Oct. 14 - Levy Advisory Committee Meetings (6 scheduled meetings)
- October 2025 - Superintendent provides recommendations to School Board for review and approval
- Jan. 22, 2026 - Ballots Mailed
- Feb. 10, 2026 - Election Day

Meeting Wrap-up & Next Steps

Look for email communications and continue to review:

- Monthly Budget Status Reports
- Capital Projects Website

Upcoming meeting

- Tuesday, December 16, 2025: Regular Status Meeting

Future meetings

- Tuesday, Tuesday, March 17, 2026: Regular Status Meeting
- Tuesday, September 15, 2026: Fiscal Year End Meeting

Please reach out to ISD Committee Staff with questions.

THANK YOU!

Please complete our exit survey



<https://forms.office.com/r/aGYtx5R1MP?origin=lprLink>



ISSAQUAH
SCHOOL DISTRICT 411