

Welcome!

Capital Projects Oversight Committee

Meeting 4

February 11, 2026



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.



Purpose

- Share the latest results for the recent levy ballot measures.
- To provide information related to the New High School project including the historical timeline, recent design and permitting progress as well as the budget and estimated costs.

Agenda

- Welcome and Levy Update
- New High School Project
 - Progressive Design-Build Overview
 - Team Introductions
 - Project Status, Historical Overview, Timeline
 - Design Evolution Overview
 - Project Schedule
 - Budget
 - Construction Estimate
 - Discussion
- Closing Remarks
- Wrap-up and Next Steps

New High School Design-Build Overview

The first legislation authorizing the use of Progressive Design-Build took effect in July 2019.

- **The owner selects the design-builder primarily based on qualifications**, *before* major design decisions, pricing, or scheduling are finalized.
- **The owner and design-builder work collaboratively** in early project phases to develop design, refine risks, and align on budget and schedule.
- **Final price (often a Guaranteed Maximum Price) is negotiated later**, once enough design development and risk assessment have occurred.
- This process **promotes transparency, collaboration, and reduced risk of scope gaps or change orders** because major decisions are made jointly and progressively.

New High School Team Introductions

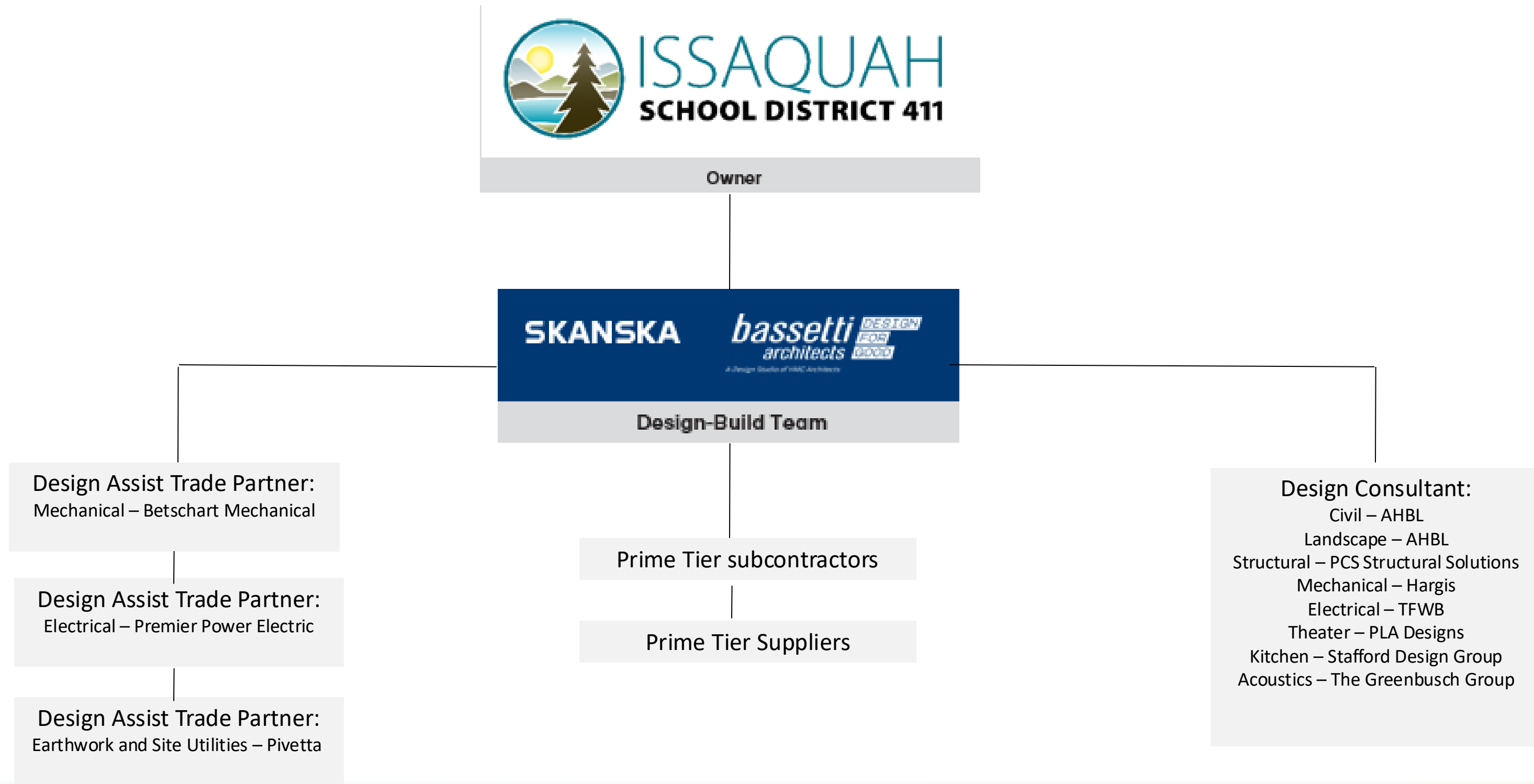
Kyle York – Skanska USA Building

- Senior Project Manager
- 12 years of experience
- 2 Design-Build Projects

Jordan Kiel – Bassetti Architects

- Architect of Record
- 18 Years of Experience
- 5 Design-Build Projects

New High School Design-Build Team



New High School Overall Project Update

- The project is being constructed using available funds.
- The Major Amendment application was submitted to the City July 1st and was heard by the City Development Commission (DC) of November 19th. The DC voted unanimously in favor of approval.
- The decision by the City Development Commission was appealed in early December 2025. The appeal was heard by a Hearings Examiner and was dismissed on February 6, 2026.
- Target construction start date remains March 2, 2026
- Expected opening date of the school remains August 2027

New High School Statistics

- An approximate 40-acre site
- 83,611 square feet main school building
- 26 classrooms including; 5 pathway labs, 3 science labs, 1 large classroom and flex lab, 1 large hub/commons, 1 innovation hub, multiple collaborative learning hubs and studios, general education classrooms, outdoor learning spaces, a Library-Research and Design Lab, as well as a Student market.
- Multipurpose field with track
- Parking Garage
- Site Improvements
- Right of Way (street) Improvements on both 228th Ave SE and SE 43rd Way

New High School Site Acquisition and Land Use Timeline

2016

Offer to Purchase Property

April: Voters approved a bond, included funding to purchase land and construct a comprehensive new high school, with an estimated construction cost of \$120 million.

June: ISD made an offer to the property owner, Churchome.

July: The School Board authorizes eminent domain.

2017

Historic Landmark Litigation

January: Sammamish Heritage Society applied with COI to designate the property a landmark. This led to appeals between the Sammamish Heritage Society, COI, Churchome and King County.

October: A settlement resolved all issues in favor of Churchome, determining that designating the property as a landmark is unconstitutional.

November: Preserve Providence Heights filed a petition appealing to COI.

2018

SEPA Land Use Litigation

January: King County Superior Court stops demolition, determines that SEPA appeals should be heard by the COI.

April: Superior Court issues an order, determining that SEPA falls under previous resolution.

August: COI reissues demolition permits.

2019

Request to Rezone Property

May: ISD requests property to be rezoned.

September: Rezoning requests considered by COI. **October:** COI denies rezoning request.

December: City Council holds hearings.

2020

Property Zoned for Schools

January: COI approves rezoning of property, followed by appeals from various parties.

July: Superior Court ultimately dismisses appeals until the property is finally conveyed to ISD.

2021

Permit Request with COI

August: Construction permit requests submitted to COI as the design team plans.

October: Contracted for new SEPA, which was reissued in January of 2022.

2022

COI Approves Proposals

April: Issaquah City Council votes unanimously to approve the New High School site development permit, master site plan and administrative adjustments of standards.; ISD voters approve a Capital Levy including \$44 million of additional funding for the New High School.

2024

Cost Escalation

November: The estimated cost to complete a comprehensive new high school rose to \$292.7 million. The district proposed a bond in November 2024 to increase high school capacity and programming, including the new high school, with funding to supplement voter-approved measures from 2016 and 2022. The bond did not receive the required supermajority for approval.

2025

Smaller High School Approved

February: The district revised its bond proposal for the remaining \$138.7 million needed to build a comprehensive new high school. The bond did not receive the required supermajority.

April: The School Board authorized a phased approach to build a reduced-size high school using voter-approved funds from 2016 and 2022. COI is reviewing the amended permits.

New High School Overall Project Schedule

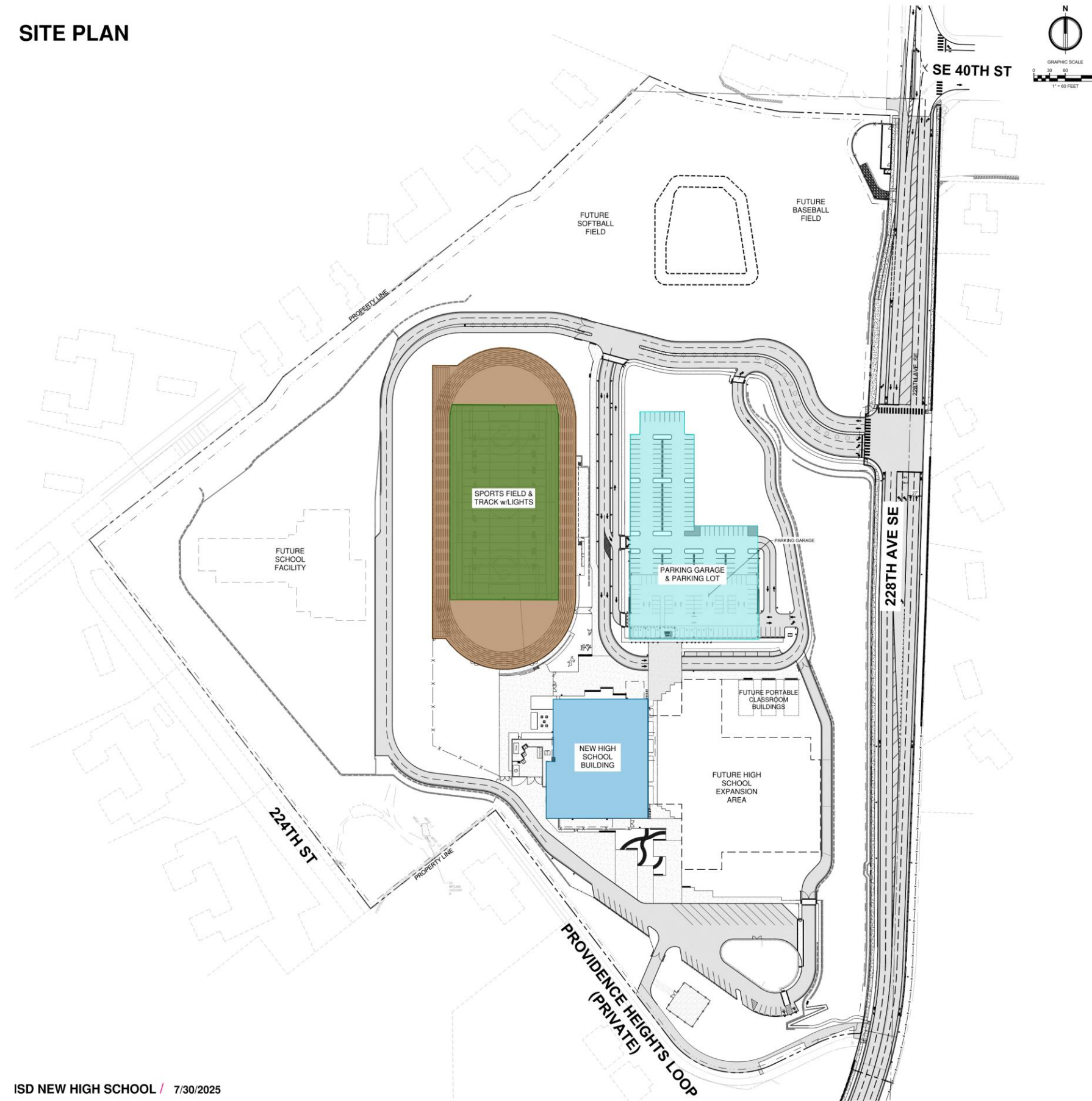
New High School	Anticipated/Proposed	Start Date	Finish Date	Duration Days	Activity Status	Comments	Revised: 2/10/2026
Land Use Revisions Schedule							
Land Use - Major Amendment Process		06/16/25	12/08/25	176			
Preview Meeting with City Staff		06/16/25	06/16/25	1	Complete	ISD Team met with City Staff 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	Complete	Expectation is there will be 2 rounds of comments from the city	
Owner Response to City Review Round 2		10/04/25	10/14/25	11	Complete	Allowing 11 days for ISD team response	
Staff Report to Development Commission		10/08/25	11/04/25	28	Complete	Allowing 4 weeks for city staff to prepare the Staff Report	
Development Commission Meeting #1		11/19/25	11/19/25	1	Complete	DC meetings are the 1st Wednesday of each month	
Development Commission Written Decision		11/24/25	11/24/25	1	Complete	DC voted unanimously to approve the Major Amendment	
Development Commission Decision Appeal Period		11/25/25	12/08/25	14	Complete	14-day Appeal Period ends at 4:30 pm December 8th	
Land Use - Major Amendment Appeal Process		12/08/25	#REF!	#REF!			
Appeal filed by community member		12/08/25	12/08/25	1	Complete	Appeal classified as a "process appeal"	
Pre-hearing Conference w/ Hearings Examiner		12/19/25	12/19/25	1	Complete	Dates were set for the initial appeal process moving forward	
Decision by Hearings Examiner		02/06/26	02/06/26	1	Complete	Decision as to whether the appeal moves forward or not	
Waiting for Final Permitting Comments & Permits Issuance							
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	
Notes: 1. The schedule was formulated using some city input as well as best information available and past experience							
2. The schedule assumes <u>relatively</u> conservative time periods for city reviews							

WE ARE HERE

New High School Construction Schedule

Activity ID	Activity Name	Original Duration	Start	Finish	2024												2025												2026												2027												2028											
					N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
4218022_Issaquah HS		435	19-Dec-25	20-Aug-27																																																												
Milestones		435	19-Dec-25	20-Aug-27																																																												
Benchmarking HS		435	19-Dec-25	20-Aug-27																																																												
MS-600	Procurement	52	19-Dec-25	03-Mar-26																																																												
MS-350	NTP to Substantial Completion	385	02-Mar-26	20-Aug-27																																																												
MS-380	Excavation and Grading	107	15-Apr-26	10-Sep-26																																																												
MS-430	Parking	241	26-May-26	27-Apr-27																																																												
MS-530	Ball Field	85	09-Jun-26	05-Oct-26																																																												
MS-390	Foundations	41	31-Jul-26	25-Sep-26																																																												
MS-400	Slab on Grade	35	03-Sep-26	21-Oct-26																																																												
MS-410	Structure	48	25-Sep-26	01-Dec-26																																																												
MS-450	Envelope	52	10-Nov-26	20-Jan-27																																																												
MS-460	Interior Framing	38	09-Dec-26	29-Jan-27																																																												
MS-500	Kitchen	134	18-Dec-26	23-Jun-27																																																												
MS-440	Rough In	64	22-Dec-26	19-Mar-27																																																												
MS-470	Interior Finishes	104	23-Mar-27	13-Aug-27																																																												
MS-370	Conveying Systems	66	25-Mar-27	24-Jun-27																																																												
MS-560	Test & Balance	15	02-Aug-27	20-Aug-27																																																												

SITE PLAN



ISD NEW HIGH SCHOOL / 7/30/2025

Although field lights are not shown on this version of the rendering, they are a part of the project. The rendering is being updated to show them.





Front Entry – New High School







- ADMINISTRATION
- GENERAL LEARNING
- CTE
- LIBRARY
- COMMONS
- BUILDING SUPPORT
- CIRCULATION





New High School Overall Project Budget

\$ 110,383,350	- Construction Cost
\$ 44,421,330	- *Soft Costs
<u>\$ 13,246,002</u>	- Project Contingency
\$ 168,050,682	- Total Project Budget

**Soft Costs include all costs associated with design, pre-construction, consultants, permitting, testing, inspections, commissioning, furniture, technology, equipment and supplies.*

New High School Construction Estimate

- **The Estimate is:**
 - For the construction portion of the project only.
 - Was for a point in time - October 6, 2025.
 - Was based on the best information and design at the time.
 - Carried an approximate 5.69% worth of contingencies.
- **The "Total Construction Cost" from the Estimate:**
 - Does not include WSST.
 - Is approximately \$2.5m over the amount budgeted for construction (\$110,383,350).
 - The D-B Team has actively value engineering this cost down.
 - Bids, which are currently being gathered and tallied, are expected to bring the project within the amount budgeted for construction (\$110,383,350).

New High School Construction Estimate

ESTIMATE SUMMARY

PROJECT: ISSAQUAH HIGH SCHOOL
 ESTIMATE: PERMIT SET
 DATE OF ESTIMATE: 10/06/2025



SKANSKA PROJECT 4223015

ELEMENT	01 BUILDING		02 GARAGE		03 SITEWORK		04 OFF-SITE SAMAMMISH		05 OFF-SITE ISSAQUAH		BUILDING TOTAL	\$/sf
	83.031	GSE	58.545	GSE	1,630.705	GSE	222.269	GSE	39.837	GSE	141.576	GSE
A10 FOUNDATIONS	\$2,373,288	\$29	\$1,315,224	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$3,688,512	\$26.05/SF
A20 BASEMENT CONSTRUCTION	\$147,293	\$2	\$189,883	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$337,176	\$2.38/SF
B10 SUPERSTRUCTURE	\$5,231,131	\$63	\$1,464,932	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$6,696,063	\$47.30/SF
B20 EXTERIOR ENCLOSURE	\$4,894,603	\$59	\$111,741	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$5,006,344	\$35.36/SF
B30 ROOFING	\$1,519,261	\$18	\$60,300	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579,561	\$11.16/SF
C10 INTERIOR CONSTRUCTION	\$4,021,813	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,021,813	\$28.41/SF
C20 STAIRS	\$353,844	\$4	\$44,782	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$398,626	\$2.82/SF
C30 INTERIOR FINISHES	\$2,878,868	\$35	\$13,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,892,438	\$20.43/SF
D10 CONVEYING	\$197,079	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,079	\$1.39/SF
D20 PLUMBING/HVAC	\$7,721,883	\$93	\$175,635	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$7,897,518	\$55.78/SF
D40 FIRE PROTECTION	\$539,702	\$7	\$149,290	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$688,992	\$4.87/SF
D50 ELECTRICAL	\$6,577,516	\$79	\$549,840	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$7,127,356	\$50.34/SF
E10 EQUIPMENT	\$1,058,500	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,058,500	\$7.48/SF
E20 FURNISHINGS	\$1,411,255	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,411,255	\$9.97/SF
F20 SELECTIVE BUILDING DEMOLITION	\$0	\$0	\$0	\$0	\$153,425	\$0	\$0	\$0	\$0	\$0	\$153,425	\$1.08/SF
G10 SITE PREPARATION	\$10,638	\$0	\$7,963	\$0	\$8,006,302	\$5	\$2,466,544	\$11	\$479,201	\$12	\$10,970,648	\$77.49/SF
G20 SITE IMPROVEMENTS	\$279,774	\$3	\$213,533	\$4	\$16,195,781	\$10	\$2,036,951	\$9	\$797,603	\$20	\$19,523,642	\$137.90/SF
G30 SITE MECHANICAL UTILITIES	\$0	\$0	\$0	\$0	\$6,213,545	\$4	\$498,689	\$2	\$116,113	\$3	\$6,828,347	\$48.23/SF
G40 SITE ELECTRICAL UTILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$922,000	\$4	\$0	\$0	\$922,000	\$6.51/SF
TOTAL DIRECT CONSTRUCTION COST	\$39,216,448	\$472	\$4,296,693	\$73	\$30,569,053	\$19	\$5,924,184	\$27	\$1,392,917	\$35	\$81,399,295	\$574.95/SF
INDIRECT PROJECT COSTS												
GENERAL CONDITIONS	\$1,391,648	\$17	\$152,474	\$3	\$1,084,784	\$1	\$210,228	\$1	\$49,430	\$1	\$2,888,563	\$20.40/SF
REIMBURSABLE AT COST	\$1,301,552	\$16	\$142,603	\$2	\$1,014,554	\$1	\$196,617	\$1	\$46,229	\$1	\$2,701,556	\$19.08/SF
DESIGN & ESTIMATING CONTINGENCY	\$792,827	\$10	\$86,865	\$1	\$618,005	\$0	\$119,767	\$1	\$28,160	\$1	\$1,645,624	\$11.62/SF
DESIGN BUILDING CONSTRUCTION CONTINGENCY	\$1,200,278	\$14	\$131,507	\$2	\$935,612	\$1	\$181,319	\$1	\$42,632	\$1	\$2,491,348	\$17.60/SF
ESCALATION CONTINGENCY	\$280,334	\$3	\$30,714	\$1	\$218,519	\$0	\$42,348	\$0	\$9,957	\$0	\$581,873	\$4.11/SF
SUBTOTAL	\$44,183,087	\$532	\$4,840,856	\$83	\$34,440,527	\$21	\$6,674,463	\$30	\$1,569,326	\$39	\$91,708,259	\$647.77/SF
GLI - INCL. IN FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00/SF
BUILDER'S RISK - EXCLUDED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00/SF
SKANSKA BONDING (SDI)	\$431,381	\$5	\$47,264	\$1	\$336,260	\$0	\$65,166	\$0	\$15,322	\$0	\$895,392	\$6.32/SF
BUILDING PERMIT BY OWNER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00/SF
B&O TAX - STATE - INCL. IN FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00/SF
B&O TAX - CITY - INCL. IN FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00/SF
SUBTOTAL	\$44,614,468	\$537	\$4,888,119	\$83	\$34,776,787	\$21	\$6,739,629	\$30	\$1,584,648	\$40	\$92,603,651	\$654.09/SF
SERVICE & FEE												
PRECONSTRUCTION SERVICES	\$1,188,048	\$14	\$130,167	\$2	\$926,079	\$1	\$179,471	\$1	\$42,198	\$1	\$2,465,963	\$17.42/SF
CA	\$1,075,978	\$13	\$117,888	\$2	\$838,720	\$1	\$162,541	\$1	\$38,217	\$1	\$2,233,345	\$15.77/SF
SUBTOTAL	\$46,878,495	\$565	\$5,136,174	\$88	\$36,541,586	\$22	\$7,081,642	\$32	\$1,665,063	\$42	\$97,302,959	\$687.28/SF
SERVICE & FEE												
OVERHEAD & PROFIT	\$2,372,052	\$29	\$259,890	\$4	\$1,849,004	\$1	\$358,331	\$2	\$84,252	\$2	\$4,923,530	\$34.78/SF
TOTAL CONSTRUCTION COST WITHOUT STATE SALES TAX	\$49,250,547	\$593	\$5,396,064	\$92	\$38,390,590	\$24	\$7,439,973	\$33	\$1,749,315	\$44	\$102,226,489	\$722.06/SF

Discussion

- **What are some of your questions and comments?**
- **What can we further clarify?**
- **What additional information would you like to see?**

Meeting Wrap-up & Next Steps

Look for email communications and continue to review:

- Monthly Budget Status Reports
- Capital Projects Website

Upcoming meeting

- Tuesday May 12, 2026: Regular Status Meeting

Future meetings

- Tuesday, September 15, 2026: Fiscal Year End Meeting

Please reach out to ISD Committee Staff with questions.

THANK
YOU!



ISSAQUAH
SCHOOL DISTRICT 411