

LAKEWOOD SCHOOL DISTRICT

2023 Long Range Capital Facilities Master Plan

15 NOVEMBER 2023

McGRANAHAN architects

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1. EXECUTIVE SUMMARY

The last Study and Survey was conducted in 2011, as part of a long-range plan that led to a 2012 bond that funded the replacement of Lakewood High School, completed in 2018.

As part of the updated 2023 Study and Survey, a Building Condition Survey in ICOS was required to be updated as well. There are great disparities between elementary schools, and portions of the district's single middle school are among the worst conditions. Those findings are described in more detail in Section 6 Evaluation of Existing Facilities.

The district is experiencing an unusual amount of single and multi-family residential development, with more planned. Lakewood School District commissioned Flo Analytics to provide a current enrollment forecast, looking forward to 2032. Their findings are included in Section 5 Enrollment Analysis.

Lakewood School District convened a Citizens Facility Advisory Committee on February 21, 2023. Their charge is outlined in Section 2.

The Committee met 8 times to accomplish their charge. The early meetings were held at schools and included a tour and presentation by the principals to give the members a better sense of the good things happening in their schools and the needs that they experience. The topics of the Committee meetings and their findings are summarized in Chapter 2. During the process the school board was updated twice before the Committee presented their recommendations to the board.

In summary, the Committee has the following findings for each school:

- Lakewood High School is functioning very well for the community.
- Lakewood Middle School has a significant portion of the school where systems are failing, and the environments are inadequate for their intended use. The detached buildings and open campus perimeter are security concerns. Wayfinding to the office is unclear for people visiting the school. The cafeteria is significantly undersized for the enrollment, creating crowded conditions and having to spread the lunch periods over a large portion of the day. The learning environment is not cohesive, and many specialized spaces – like science labs – don't serve their educational purpose well. Portables have been added to accommodate increasing enrollment.
- Lakewood Elementary School has been added onto and renovated multiple times over its 65-year lifespan. Some original electrical equipment it still in place in the building. The core learning environment is not connected and collaborative as it is in the other two elementary schools. The school doesn't have a music room like the other elementary schools, rather musical instruments are stored in a closet and brought around the school for learning. Portables have consistently been added to accommodate increasing enrollment. Lakewood Elementary School has by far the highest enrollment capacity served in portables and detached buildings. Students must walk to other buildings to use the restroom. The open campus is a security concern.
- English Crossing Elementary School can accommodate their enrollment reasonably well. Portables on site serve special needs and other district uses. The committee noted that daylight is lacking in the building in general. The committee appreciated the groupings of classrooms with shared space in between, hearing from school staff that it fosters teacher collaboration a greater variety of learning experiences for students. The gym and food service much share the same space; limiting students access to fitness. The flooring is not well suited to either function. The campus perimeter is open, creating security concerns.

- Cougar Creek Elementary School can accommodate their enrollment reasonably well, though the school is projected to have the highest enrollment growth of the three elementary schools. As the newest elementary school, building conditions are relatively good. The roof needs repairs in places. Like English Crossing, the gym and food service share the same space.
- Campus Infrastructure was also addressed by the committee. Traffic along 16th Drive NE is a major concern. There is essentially one way in and out from 172nd Street NE for pick-up and drop-off for three schools. Busses also interface with parent traffic. If a new middle school is built, there is an opportunity to bring middle school traffic away from 16th. If Lakewood ES moves to the location of Lakewood MS, then there may be more of a shared traffic pattern for those two schools. Signage and other wayfinding elements may make it more clear for parents as well. ADA and inclusive access improvements are also contemplated. The sewer infrastructure for the district needs improvement or replacement.

A list of Near-Term Improvement projects was studied and recommended to the school board. These are outlined in Section 9 Summary of Proposed Facility Improvements.

The resulting long-range major projects recommendations by the Committee are these:

- Add new gymnasiums at English Crossing and Cougar Creek Elementary Schools to allow the current single gym/cafeteria spaces to serve only as a cafeteria.
- Build a New Middle School with a capacity of at least 700 students on the main campus, between Lakewood High School and Lakewood Elementary School.
- Modernize and convert Lakewood Middle School to serve as Lakewood Elementary School
- Modernize and convert Lakewood Elementary School to serve as District Offices and an Early Learning Center.
- Demolition of District office and conversion of other buildings for needed storage.
- Improve campus Infrastructure along with other major projects.

The CFAC gave their final report to the school board on October 4, 2023.

District staff involved in the Study and Survey process include:

- Scott Peacock - Superintendent (previous- last serving during the 2022-2023 school year)
- Alex VanDuine - Facilities Supervisor
- Dr. Erin Murphy - Superintendent (current)

Consultants involved in the Study and Survey process include:

- Michael McGavock - Architect with McGranahan Architects

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2. CFAC PLANNING PROCESS

Board Charge

The Lakewood School District foresaw a wave of development in the coming 10 years, likely to bring significantly increased student enrollment. This reality, combined with aging facilities and an outdated Study and Survey (completed in 2011), required that they once again review facility needs. Forming a Citizens' Facilities Advisory Committee to review the needs of their facilities would provide the Lakewood School Board and community with a recommended road map to guide future capital investments.

The Citizens' Facility Advisory Committee (CFAC), a community-based work group, was formed with the purpose of recommending to the Lakewood School Board a short-and long-term capital improvement plan in the form of a new Study and Survey.

To achieve the goal, the following activities needed to be completed at a minimum:

- Review the previous CFAC recommendation in the previous Study and Survey (2011)
- Review facilities improvements completed since the previous Study and Survey
- Review the physical conditions of the district facilities
- Review and revise current space and service standards as needed
- Evaluate district operational systems through the lens of their efficiency and longevity
- Review district demographic and student growth projections to anticipate future needs
- Review the programmatic needs of the district based on current and anticipated educational trends or requirements, including instructional and educational models likely to be in place in the district
- Consider any other trends, conditions or potential needs relating to facilities and operations that arise during the Study and Survey process
- Update the Board of Directors on a regular basis as determined by the Board
- Solicit community input through a variety of methods which may potentially include surveys and/or community forums
- Present the new Study and Survey: Long-term Capital Facilities Plan to the School Board that addresses identified needs

Members

James Buchanan
Lindsay Bumgarner
Tanya Davenport
Stephanie Davis
Robbie Lund
Ian Miller
Sydnee McNally
Peter J Nigro
Kathy Ross
Richard Ross
Sukhwinder Sidhu
Heather Van Slageren

Meetings

Meeting 1: Educational Programs & Standards	February 21	Lakewood High School
Meeting 2: Age/Condition, Utilization, Capacity & Growth	March 7	Lakewood Middle School
Meeting 3: Atmosphere and Fitness for Use	March 21	English Crossing Elementary
Meeting 4: Safety, Accessibility & Preservation	April 11	Lakewood ES (Tour Admin)
Community Meeting: Share Our Findings	*April 18*	*LMS Cougar Hall*
Meeting 5: Prioritizing Needs (immediate, short-, long-term)	April 25	Cougar Creek Elementary
Meeting 6: Prioritizing Needs & Funding Alternatives	May 9	Lakewood Middle School
Community Meeting: Share Our Findings	*May 16*	*Lakewood Elementary*
Meeting 7: RECOMMENDATIONS Short-Term Needs	May 23	Lakewood Elementary
Meeting 8: RECOMMENDATIONS Long-Term Needs	June 13	Lakewood High School
School Board Study Session: Findings & Recommendations	*August 23*	*Lakewood HS Library*
Meeting 9: FINAL RECOMMENDATIONS Short/Long-Term Needs,	Sept 26	Lakewood High School
School Board Meeting: Present Final Recommendations	*October 18*	*Lakewood HS Library*

Essential Questions & Findings

What do we need to do with our school facilities to accommodate anticipated growth?

- Anticipating growth of 318 students district-wide over the next decade
- Largest amount of growth at any single school is at Lakewood Middle School. Consider a new middle school building.
- Moving Lakewood Elementary (LES) to the Lakewood Middle School (LMS) facility provides needed capacity for growth for LES (after building new LMS)
- Potential solutions for growth at Cougar Creek Elementary include, a new classroom building addition, moving existing portables to the school, or enrollment boundary changes (coordinated with future capacity at English Crossing and Lakewood Elementary)

What are the near-term improvements our school buildings need? How should we address them?

- For near-term small projects for maintenance, preservation, safety and security the committee considered possible funding improvements through capital levy.
- For longer-term large projects for preservation and growth the committee considered possible funding improvements through capital bond.
- All improvements considered in this planning process were organized into those two funding categories.
- The district monitors more immediate needs and responds with operational funds or capital funds available.

How can our school buildings better support students' and teachers' experiences of safety, belonging, curiosity and joy? How can they be better learning environments across the district?

- Shared learning areas outside of groupings of classrooms at English Crossing and Cougar Creek are valued, and they are not included at Lakewood Elementary and Lakewood Middle School.
- A combined gym and cafeteria impacts fitness opportunities, operation of food service, and maintenance of floor surfaces that must serve dual purposes.
- Lakewood Elementary has no music or art classrooms, as the other schools do.
- Elementary and middle school sites on the main campus lack site security. Unwelcome people come onto the sites during the school day and after hours.
- Portables and detached buildings create issues with student access to bathrooms, lack of shared learning areas, travel outdoors in inclement weather and exposure on open campuses.

How can the Lakewood SD educational campus be improved with respect to play, daily traffic, and community use?

- Traffic related to drop-off and pick-up is the biggest issue.
- Site security should be considered holistically between the schools.
- If Lakewood Middle School is rebuilt on another area of the campus, and Lakewood Elementary moves to the current Lakewood Middle School building, the area with detached LES classroom buildings and the portables between the schools could be redeveloped as playfields and parking. A new Lakewood SD educational campus master plan could be considered with this approach.

Recommendations to the School Board

Near-Term Capital Plan for Lakewood School District:

- The Committee affirmed unanimously that the selected items in the Focus on Maintenance and Preservation AND the additional items in Focus on Safety and Security should be included in the Near-Term Capital Plan for Lakewood School District.
- Projects were first ranked by the scoring method. Additional review and discussion led the committee to include more items that relate to Safety and Security, and to bring benefits to all elementary schools and the middle school.
- The selected items address building systems that are reaching the end of their useful life such as electrical service, lighting, heating, flooring, and communications.
- Safety improvements include fire alarm systems, access control systems, intercom systems, site security/fencing, signage, sidewalk repairs and ADA improvements.

Long-Term Capital Plan for Lakewood School District:

- "Big Move" Idea – Build a New Lakewood Middle School
  - Provides capacity for growth to 700 students, or more
  - Provides a more cohesive and comprehensive learning environment (classroom pods, supports CTE, better science labs, larger cafeteria, second gym, admin in the right place, etc.)
  - Location next to the high school allows sharing bus drop off/pick up
  - We will look for solutions to the fields that are being taken away.
  - Reduces traffic for elementary schools on 16th.
- "Big Move" Idea – Convert current Lakewood Middle School to new home for Lakewood Elementary
  - The facility is sized for the LES projected student enrollment
  - Renovation can create a pod classroom arrangement, appropriate restrooms for elementary, better admin location, security improvements, etc.
  - Playfields will be improved for elementary education
  - Drop off could be improved with middle school moved and adjacency to ECES.
  - Opens space on the campus by moving portables to other locations in the district
- "Big Move" Idea – Convert current Lakewood Elementary School to District Office/Early Learning Center
  - Renovate the improved areas of LES to bring District Administrators into better workspace and make a better first impression to the community
  - Improve and potentially expand spaces for the early learning program
  - Remove the oldest buildings at the district office, explore repurposing current district portables, make way for parking and field solutions on the campus
  - Creates space for district and community to gather (i.e. professional development, board meetings and community meetings)
  - Explore the feasibility of district record storage and warehouse

Further detailed findings of the Citizens' Facility Advisory Committee can be found in the following chapters.

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3. EDUCATIONAL PLAN

From the Lakewood School District 2002 Capital Facilities Plan 2022-2027, adopted August 3, 2022:

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the district's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in the district's 2022 CFP reflect the district's implementation of requirements for full-day kindergarten and reduced K-3 class size. Special programs offered by the district at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title 1/Learning Assistance Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Early Childhood Education and Assistance Program (ECEAP)
- Developmental Preschool Program- Ages 3 to 5 (District Program)
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Highly Capable Program
- Occupational Therapy Services
- Transitional Kindergarten Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K – 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Occupational Therapy Services
- Special Education Achieve Program (District Program)
- K – 5th Grade Highly Capable Program
- Title 1/Learning Assistance Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title 1/Learning Assistance Program
- Speech and Language Therapy Services
- Occupational Therapy Services
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Comprehensive Skills Program (District Program)
- K – 5th Grade Counseling Services
- K – 5th Grade Highly Capable Program

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Therapy Service
- 6th – 8th Grade Special Education Resource and Inclusion Program
- 6th – 8th Grade Special Education Comprehensive Skills Program (District Program)
- Bilingual Education Program
- Occupational Therapy Services
- 6th – 8th Grade Achieve Program (District Program)
- 6th – 8th Grade Counseling Services
- 6th – 8th Grade Highly Capable Program

Lakewood High School

- 9th – 12th Grade Special Education Resource Room and Inclusion Program
- 9th – 12th Grade Special Education Comprehensive Skills Program (District Program)
- Bilingual Education Program
- Occupational Therapy Services
- Speech and Language Therapy Services
- 9th – 12th Grade Counseling Program
- Adult Special Education independent Living Program (District Program)
- 9th – 12th Grade Highly Capable Program

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future because of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools:

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards for Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

In updating this Capital Facility Plan, a building review of classroom use was conducted to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.

- All students will have access to computers and related educational technology.

- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
  - Counseling Offices
  - Resource Rooms (i.e. computer labs, study rooms)
  - Special Education Classrooms
  - Program Specific Classrooms (i.e. music, drama, art, physical education,
  - Industrial Arts and Agricultural Sciences).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Early Learning

The district established an early learning program and a transitional kindergarten program at Lakewood Elementary School in the 2021/22 school year, utilizing four classrooms in the main building. The district intends to continue this program, and it has been included in the long-range master plan.

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4. COMMUNITY CONSIDERATIONS

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a student population of 2,574 confirm (October 1, 2023, reported OSPI Headcount enrollment) with three elementary schools, one middle school, and one high school.

Lakewood School District does not have an associated city, with services to the families of the District. The District facilities are the hub for community activities, the most prominent civic agency and in many ways the identity of the community itself.

There has been significant multi-family residential development in the District in recent years, with more planned and underway. This is bringing new residents to the community, who are looking for good schools for their children. Many of the people moving in are coming from more urban settings, and look to the District for social connections.

During the CFAC planning process committee members expressed what they value about the District and their community:

- We care for kids with special needs
- The district offers a wide range of educational opportunities and experiences for students.
- There is loyalty to our community
- We and the district have we taken care of what we have

Traffic/Infrastructure

With respect to infrastructure, Lakewood School District is located south of a Washington State Route 531 (also known as 172nd Street NE), so traffic options and designs must address the related regulations. Land use and permitting jurisdictions within the districts boundary include Snohomish County, City of Arlington and the City of Marysville. The district's septic sewer system flows to City of Marysville infrastructure. The City of Marysville plans to expand sewer infrastructure along SR531 in the coming years.

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5. ENROLLMENT ANALYSIS

At the request of Lakewood School District, FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2023–24 to 2032–33 school years. The study was completed through three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios (low, middle, and high) of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending district schools and programs. Their forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the district's elementary, middle, and high schools. Their school forecasts are consistent with the district-wide middle scenario.

FLO Analytics memorandum was delivered on May 1, 2023.

Here are some highlights from that memorandum:

- One factor hindering school enrollment growth has been slow growth in the number of children. According to decennial census counts, the district added 4,756 residents (57 percent) aged 18 and older between 2000 and 2020. In comparison, the population under the age of 18 was only 214 (six percent) greater in 2020 than in 2000. The proportion of District population under the age of 18 was 29 percent in 2000, 25 percent in 2010, and 22 percent in 2020.
- The impact on school enrollment of 731 planned (under agency review) single family homes is assumed to occur incrementally from the 2025-26 to 2029-30 school years.
- A total of 1,086 units are included in six multi-family developments, most are under agency review or have been approved but not yet built.
- For the income-restricted development underway, FLO tripled the multi-family student generation rates, based on observations from their first phase and their experience with similar developments in other school districts.

Enrollment Forecast Summary

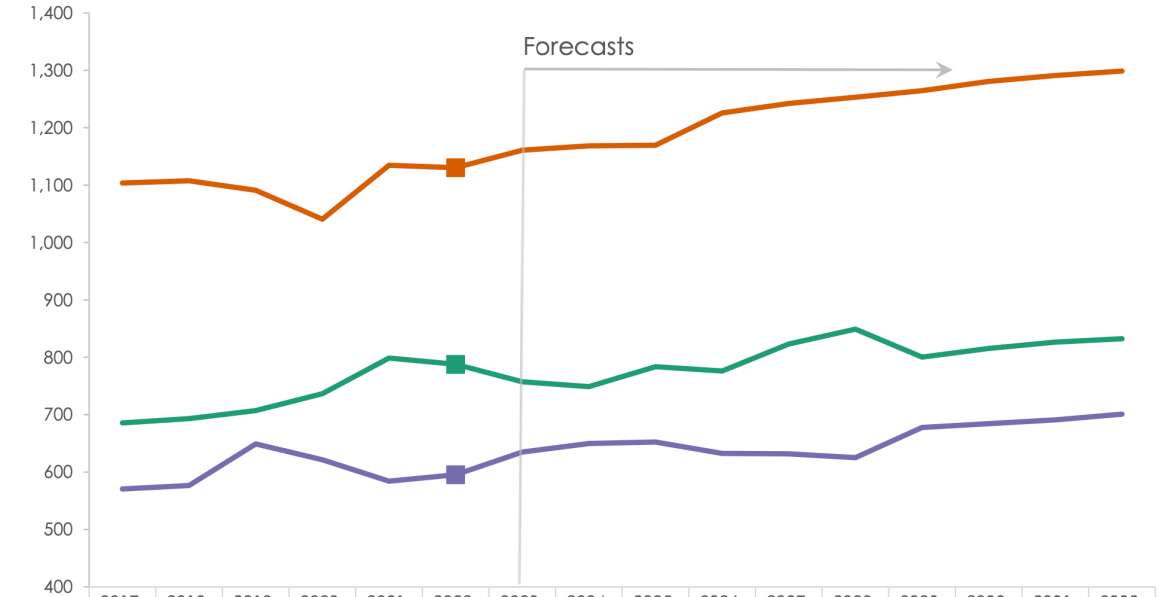
An overview of the annual district-wide low, middle (preferred), and high forecast scenarios.

- The middle scenario K–12 total of 2,832 FTE in 2032–33 is an increase of 319 FTE (13 percent), from the 2022–23 total of 2,514.
- The high forecast anticipates an increase of 610 FTE (24 percent) in the 10-year horizon,
- The low forecast remains close to current enrollment, adding just 26 FTE (one percent).

Figures 15 to 17 (from the report) focus on the middle scenario, as it represents the most likely enrollment outcomes based on currently available data and the FLO analysis.

- Figure 15 disaggregates the annual district-wide forecasts by grade group, showing the following 10-year growth from 2022–23 to 2032–33.
    - K–5 FTE from 1,130 to 1,299 (15 percent increase)
    - 6–8 FTE from 595 to 701 (18 percent increase)
    - 9–12 FTE from 788 to 832 (six percent increase)

Figure 15: District-wide Enrollment Forecasts by Grade Group: Middle (Preferred) Scenario



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K–5	1,104	1,108	1,091	1,041	1,135	1,130	1,161	1,168	1,170	1,226	1,242	1,253	1,265	1,281	1,291	1,299
6–8	571	577	649	622	584	595	635	650	652	633	632	625	678	684	691	701
9–12	686	693	707	737	799	788	757	749	784	776	823	849	800	815	826	832

Lakewood School District October 2017-18 to 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 16 provides annual district-wide FTE forecasts by individual grade.

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	191.21	193.44	191.01	197.95	202.11	201.39	202.41	204.21	206.02	207.82	209.62
1	188.54	195.95	198.23	195.75	202.85	207.12	206.38	207.43	209.28	211.12	212.97
2	155.00	194.66	201.33	202.69	200.15	207.41	211.77	211.02	212.09	213.98	215.87
3	207.73	158.95	198.65	205.45	206.84	204.24	211.66	216.10	215.34	216.43	218.36
4	203.00	214.60	164.20	203.23	210.19	211.61	208.95	216.54	221.09	220.31	221.42
5	184.94	203.31	214.92	164.45	203.54	210.51	211.93	209.27	216.87	221.42	220.64
6	221.69	193.94	213.20	225.39	172.45	213.44	220.76	222.24	219.46	227.42	232.20
7	205.67	229.24	200.55	220.47	233.06	178.33	220.71	228.28	229.81	226.93	235.17
8	168.02	211.79	236.06	206.51	227.03	240.00	183.63	227.28	235.07	236.65	233.68
9	228.17	172.69	217.67	242.62	212.25	233.33	246.66	188.73	233.59	241.60	243.22
10	207.20	226.23	171.21	215.82	240.55	210.44	231.34	244.56	187.13	231.60	239.54
11	204.03	185.65	202.69	153.40	193.37	215.53	188.55	207.28	219.12	167.66	207.51
12	148.41	172.85	157.27	171.71	129.96	163.81	182.59	159.73	175.60	185.63	142.03
K–5	1,130.42	1,160.91	1,168.35	1,169.51	1,225.67	1,242.28	1,253.10	1,264.57	1,280.68	1,291.08	1,298.88
6–8	595.38	634.97	649.81	652.37	632.54	631.77	625.10	677.80	684.34	691.01	701.05
9–12	787.81	757.40	748.85	783.55	776.12	823.11	849.14	800.30	815.43	826.49	832.31
Total	2,513.61	2,553.28	2,567.02	2,605.43	2,634.34	2,697.16	2,727.35	2,742.68	2,780.45	2,808.57	2,832.24

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

- Figure 17 provides forecasts of FTE for each of the district's schools.

Figure 17: Enrollment Forecasts by School/Program

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33
Cougar Creek ES	357.83	368.97	375.29	384.55	407.67	417.72	451.50
English Crossing ES	325.00	333.74	341.96	343.42	367.73	372.50	383.11
Lakewood ES	446.87	458.20	451.10	441.54	450.27	452.06	464.27
K–5 Total	**1,129.70**	**1,160.91**	**1,168.35**	**1,169.51**	**1,225.67**	**1,242.28**	**1,298.88**
Lakewood MS	596.10	634.97	649.81	652.37	632.54	631.77	701.05
6–8 Total	**596.10**	**634.97**	**649.81**	**652.37**	**632.54**	**631.77**	**701.05**
Lakewood HS	787.81	757.40	748.85	783.55	776.12	823.11	832.31
9–12 Total	**787.81**	**757.40**	**748.85**	**783.55**	**776.12**	**823.11**	**832.31**
District-wide Total	**2,513.61**	**2,553.28**	**2,567.02**	**2,605.43**	**2,634.34**	**2,697.16**	**2,832.24**

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

It is important to note:

- The Flo Analytics growth information is reported in FTE, so relative comparisons can be made. The district also reviews their actual enrollments in Headcount, which is more relevant to the space that must be provided to serve the actual number of students served in school facilities.
- Flo Analytics only studied K-12 enrollment trends, not those of the students in PreK programs and special needs programs that the district offers.

The full FLO Analytics memorandum is included in the Appendix.

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6. EVALUATION OF EXISTING FACILITIES

As a part of the Study and Survey Update, Lakewood School District commissioned an update to the Building Condition Assessment (BCA) and ICOS information recording. The team of architects and engineers visited the schools in May of 2023. Below is a summary of their findings.

Lakewood Elementary School

Building A:	Year Built: 1964	Gross Building SF: 4,142	BCA: 67.51
Building C:	Year Built: 1961	Gross Building SF: 2,048	BCA: 63.43
Building D:	Year Built: 1968	Gross Building SF: 3,360	BCA: 65.35
Main Bldg (1958 Orig):	Year Built: 1958	Gross Building SF: 6,853	BCA: 80.56
Main Bldg (1997 Add):	Year Built: 1997	Gross Building SF: 17,002	BCA: 80.56
Main Bldg (2003 Add):	Year Built: 2003	Gross Building SF: 5,886	BCA: 80.56

English Crossing Elementary School

Main Building:	Year Built: 1994	Gross Building SF: 41,430	BCA: 70.05

Cougar Creek Elementary School

Main Building:	Year Built: 2003	Gross Building SF: 44,904	BCA: 86.01

Lakewood Middle School

Bldg 100/Bldg A Main Office and Gym (1967 lockers):	Year Built: 1967	Gross Building SF: 4,753	BCA: 74.10
Bldg 100/Bldg A Main Office and Gym (1970 gym/admin):	Year Built: 1970	Gross Building SF: 16,739	BCA: 74.10
Bldg 300/Bldg C:	Year Built: 1970	Gross Building SF: 10,963	BCA: 77.83
Bldg 400/Bldg D:	Year Built: 2002	Gross Building SF: 11,639	BCA: 87.73
Bldg 200/Bldg B (1994 Add):	Year Built: 1994	Gross Building SF: 17,013	BCA: 84.94
Bldg 200/Bldg B (2002 Add):	Year Built: 2002	Gross Building SF: 1,728	BCA: 84.94

Lakewood High School

Main Building:	Year Built: 2018	Gross Building SF: 160,789	BCA: 91.36

NOTE:

The information in this section was updated for this Long-Range Master Plan after the CFAC planning sessions presented the draft findings of the 2023 Building Condition Analysis. Building names on the Lakewood Middle School Campus were updated, and a few building condition scores changed slightly. The CFAC meeting presentations in the Appendix are shown as originally presented.

The design team compiled the information in the ICOS reports in the following format for the CFAC to review the needs across the school facilities in the district.

Building Condition Chart

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100, Bldg A, Main Office & Gym	Bldg 400, Bldg D	Bldg 300, Bldg C	Bldg 200, Bldg B	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	62
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	72.68	77.52	87.73	84.50	67.95	62.80	65.35	80.56	90.00	85.99	85.93	70.05

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

The physical deficiencies of the facilities relate primarily to systems and materials that are reaching the end of their useful life.

Building Condition Chart with Highlights

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100, Bldg A, Main Office & Gym	Bldg 400, Bldg D	Bldg 300, Bldg C	Bldg 200, Bldg B	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	62
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	72.68	77.52	87.73	84.50	67.95	62.80	65.35	80.56	90.00	85.99	85.93	70.05

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

The CFAC used these findings to make near term recommendations on capital improvements. Their recommendations are outlined in Section 9 Summary of Proposed Facility Improvements.

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7. EDUCATIONAL ADEQUACY ASSESSMENT

The Citizen's Facilities Advisory Committee held meetings at each of the district's schools and toured them with the principal of each school, to learn about the hallmarks of their educational approach, and the adequacy of the facilities to meet their intentions. The focus of the committee was on facilities that have had the least investment over the last 20 years, so the critical exploration was not as great at Lakewood High School, opened in 2018.

The following are findings of the committee:

Lakewood Elementary

Permanent Classroom capacity is not adequate for the enrollment.

Lakewood Elementary has the highest proportion of classroom capacity in portables in the district (27%).

There are several detached 2-3 classroom permanent buildings, that if counted with the portables, would bring that percentage higher.

Students must leave the portables and detached buildings to go to a restroom, losing instructional time. There is also a security concern with students moving between buildings, particularly without a perimeter fence around the site.

The physical education classes and food service share the same space, reducing time for children's opportunities for those classes. The committee recommends adding a separate gym building, so the current space (next to the kitchen) can be dedicated to food service.

There is no music classroom, instruments and supplies are kept in a closet and the teacher goes to classrooms for instruction. Instruction in the classroom disrupts neighboring classrooms.

The committee discussed converting the existing Lakewood Elementary School to an early learning center (in the classrooms currently used in the Main Building) and the district office (moving functions from the current building) and using one or more of the detached classroom buildings for district storage needs.



English Crossing Elementary

Classroom capacity is adequate for the enrollment.
Students in special programs are housed in portables, detached from the main learning environment with their peers.
The committee heard from educators and appreciated the groupings of classrooms with a shared space between them.
Students receive learning support without leaving their small learning community. Teachers are more apt to collaborate in this arrangement.
The committee noted a lack of daylight and views outdoors in many areas of the building and felt that it contributes to a better learning environment.
The physical education classes and food service share the same space, reducing time for children's opportunities for those classes. The committee recommends adding a separate gym building, so the current space (next to the kitchen) can be dedicated to food service.

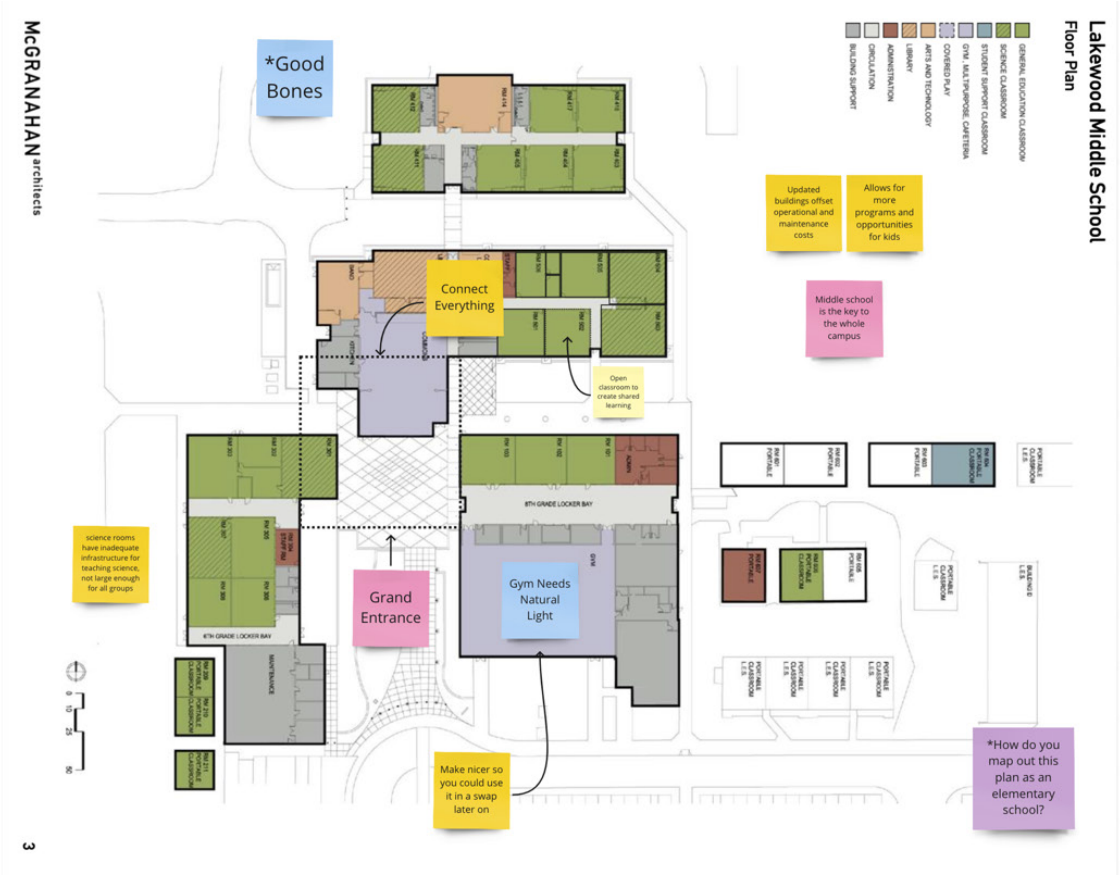


Cougar Creek Elementary

Classroom capacity is currently adequate for the enrollment, with some portables in use. Enrollment projections predict the highest rate of increase in the Cougar Creek enrollment boundary.
The committee heard from educators and appreciated the groupings of classrooms with a shared space between them.
Students receive learning support without leaving their small learning community. Teachers are more apt to collaborate in this arrangement.
The physical education classes and food service share the same space, reducing time for children's opportunities for those classes. The committee recommends adding a separate gym building, so the current space (next to the kitchen) can be dedicated to food service.
The committee did not create a graphic for Cougar Creek as it did the other schools.

Lakewood Middle School

Permanent Classroom capacity is not adequate for the enrollment.
Students must leave the portables and detached buildings to go to a restroom, losing instructional time. There is also a security concern with students moving between buildings, particularly without a perimeter fence around the site.
The science and art spaces lack sinks and other essential equipment.
The committee noted that there are no shared spaces between groupings of classrooms. They appreciate that students receive learning support without leaving their small learning community and teachers are more apt to collaborate in this arrangement.
The cafeteria is seriously undersized for the current enrollment. The school serves lunch from early morning to midafternoon, so many students must wait for lunch or have a long wait after an early lunch.
There is only one gym. Students are participating in sports from sessions before school, or until sessions lasting until 9pm. A second gym is recommended by the committee.
The committee considered converting the current middle school to a new home for Lakewood Elementary, if a new middle school building is constructed.



Lakewood High School

CFAC did not review Lakewood High School since it is only 5 years old and meets the educational needs of the district for high school education.

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8. LONG RANGE PLANNING CONCLUSIONS AND IMPLEMENTATION STRATEGIES

The Citizens Facilities Advisory Committee reviewed a host of issues in their meetings and deliberations over 8 months. They identified Near-Term facility improvement recommendations for the school board to consider. They also recommended some "big move" long term facility recommendations. Both are described in more detail in Section 9 Summary of Proposed Facility Improvements.

The committee anticipated that Near-Term facility improvements are smaller in scope and could be funded with capital levy funds, and that Long-Term facility improvements could be funded with capital bond sales.

Long-Term Facility Improvements

There are four major elements of the district's Long-Term facility improvements approach: The first three also have SCAP funding considerations. A Cost-Benefit Analysis provided below for the first three projects.

1. Build a new Middle School on the Lakewood Educational Campus to provide a more cohesive learning environment without the use of portables and improved science/CTE labs, properly sized food service and athletic facilities.
2. Convert the existing Lakewood Middle School to serve as Lakewood Elementary School through modernization of the newer buildings, and (if it makes sense to do so) modernize or replace the older buildings.
3. Convert the existing Lakewood Elementary School to serve as an Early Learning Center and District Offices through modernization of the newer buildings. Older detached buildings could be converted to use as much needed district storage facilities.
4. Add gymnasium facilities at English Crossing and Cougar Creek Elementary Schools.

1. Cost Benefit Analysis – Build a New Middle School in lieu of Modernizing/Replacing/ Adding to the Existing Buildings

Option A: New Middle School for 700 students built on the Lakewood Educational Campus in lieu of modernizing/replacing/ adding to buildings:

- Could provide a more cohesive learning environment which would include improved science/CTE labs, properly sized food service and athletic facilities.
- Adds new educational space on the Lakewood SD campus, which frees up existing buildings for comprehensive modernization for conversion without students on site during construction. Removes/moves current portables.
- Will provide a more energy and operationally efficient building that will last much longer than modernized buildings.

Cost scenario for a new middle school building:

700 students x 135sf/student = 94,500sf program
94,500sf x $600/sf = $56,700,000 MACC
$56,700,000 MACC x 1.5 project cost/contingency = $85,050,000

Option B: Modernizing/replacing/adding to the current school buildings:

- The current building is 62,835sf with multiple portables in use to provide enrollment capacity.
- The current building has a configuration that is less efficient in serving the intended educational specifications, assume 85% efficiency, so 62,835sf x .85 = 53,410sf will contribute to meeting the full 94,500sf educational specifications.
- Need a 41,090sf additional square feet to meet the program.

Cost scenario for modernizing/replacing/adding to the existing buildings:

Modernize 62,835sf x $450sf = $28,275,750
Add 41,090sf x $600/sf = $24,654,000 MACC for additional area
Combined project MACC: $52,929,750 MACC
$52,929,750 MACC x 1.5 project cost/contingency = $79,394,625

Conclusion:

The modernizing/replacing/adding approach equals 93.35% of the cost of a new middle school building, a difference of $5,655,375. The cost of improving the current middle school to the same standards does not provide commensurate benefit. Option A: Replacement with a new middle school building is the better investment.

2. Cost Benefit Analysis – Convert the existing Lakewood Middle School building to serve as Lakewood Elementary School in lieu of building a New Lakewood Elementary School

Option A: New Elementary School for 500 students built in the location of the current Lakewood Middle School in lieu of modernizing/replacing/adding to current Lakewood Middle School buildings:

- Could provide a more cohesive learning environment than the current buildings may allow with modernization/addition.
- Will provide a more energy and operationally efficient building that will last much longer than modernized buildings.

Cost scenario for a new middle school building:

500 students x 125sf/student = 62,500sf program
62,500sf x $550/sf = $34,375,000 MACC
$34,375,000 MACC x 1.5 project cost/contingency = $51,562,500

Option B: Modernizing/replacing/adding to the current school buildings:

- The current elementary school building is 45,400sf with multiple portables in use to provide enrollment capacity.
- The current middle school provides a separate gym and cafeteria space.

- The current middle school buildings can serve the elementary educational specifications better than middle school, offering better efficiency.
- Much of the area in newer buildings is adequate for elementary education, requiring minimal modernization.
- 62,835sf of permanent space in current middle school buildings are adequate to meet the educational specifications allocation for an elementary school. Assuming 90% efficiency, 62,835sf x .90 = 56,552 of the current middle school buildings will contribute to meeting the full 62,500sf educational specifications.
- May need 6,283sf additional square feet to meet the program.

Cost scenario for modernizing/replacing/adding to the existing middle school buildings for conversion to Lakewood Elementary School:

Modernize 62,835sf x $350sf = $21,992,250
Add 6,283sf x $550/sf = $3,445,650 MACC for additional area
Combined project MACC: $25,447,900 MACC
$25,447,900 MACC x 1.5 project cost/contingency = $38,171,850

Conclusion:

The modernizing/replacing/adding approach equals 74.0% of the cost of building a new elementary school building, a difference of $12,497,940. Option B: Modernizing/replacing/adding to the current middle school buildings for conversion to a new home for Lakewood Elementary School is the better investment.

3. Cost Benefit Analysis – Convert the existing Lakewood Elementary School Main Building to serve as an Early Learning Center and District Offices through modernization of the Main Buildings Lakewood Elementary School in lieu of a new building.

Option A: New District Office and Early Learning Center built in the location of the current Lakewood Elementary School in lieu of modernizing the current Lakewood Elementary School Main Building:

- Could provide a more cohesive environment than the current building may allow with modernization/addition.
- Will provide a more energy and operationally efficient building that will last much longer than modernized buildings.
- For this scenario, a new building is assumed to be the same size as the Lakewood Elementary School Main Building.

Cost scenario for a New District Office and Early Learning Center building:

Match current area of LES Main Building = 29,741sf
29,741sf x $500/sf = $14,870,500 MACC
$14,870,500 MACC x 1.5 project cost/contingency = $22,305,750

Option B: Modernizing/replacing/adding to the current school buildings:

- The current elementary school building is 45,400sf with multiple portables in use to provide enrollment capacity.
- The current middle school provides a separate gym and cafeteria space.

- The current middle school buildings can serve the elementary educational specifications better than middle school, offering better efficiency.
- Much of the area in newer buildings is adequate for elementary education, requiring minimal modernization.
- 62,835sf of permanent space in current middle school buildings are adequate to meet the educational specifications allocation for an elementary school. Assuming 90% efficiency, 62,835sf x .90 = 56,552 of the current middle school buildings will contribute to meeting the full 62,500sf educational specifications.
- May need 6,283sf additional square feet to meet the program.

Cost scenario for a modernizing the current Lakewood Elementary School Main Building and conversion to a District Office and Early Learning Center building:

Modernize the current area of LES Main Building = 29,741sf
29,741sf x $300/sf = $8,922,300 MACC
$8,922,300 MACC x 1.5 project cost/contingency = $13,383,450

Conclusion:

The modernizing approach equals 60.0% of the cost of building a New District Office and Early Learning Center building, a difference of $12,497,940. Option B: Modernizing the current Lakewood Elementary School Main Building and conversion to a District Office and Early Learning Center building is the better investment.

Note:

These cost scenarios are crafted in greater detail than the scenarios offered in the CFAC planning process, which were used at that time to make recommendations based on relative comparisons. Similar relevant cost comparisons are being used in this Cost Benefit Analysis. The values differ, but the relative differences for value analysis are still valid. More comprehensive studies and detailed cost estimating should be conducted closer to the time these projects will be implemented.

School Construction Assistance Program (SCAP) Funding Strategies

The district is eligible for SCAP funding based on both “unhoused” students to build new buildings, and the age of facilities to modernize or replace existing buildings.

SCAP funding associated with any qualifying elementary or middle school facility can be used for modernization of any other K-8 facility. Once the funds are accepted, there is no eligibility for funds associated with those facilities for another 30 years.

For the CFAC long term recommendation, the following SCAP funding could be implemented:

1. Build the new Middle School with local funds. SCAP funds associated with unhoused students at the middle school level could be applied toward the cost of the new middle school, currently that is about $700,000.
2. When the new middle school is completed and students have moved in, change the former middle school facility to Lakewood Elementary School and apply for a modernization or new-in-lieu project based on that facility as Lakewood Elementary School. The newer buildings on the campus could be modernized, and the older buildings could be modernized or replaced if it makes sense to do so. SCAP funding that is associated with the existing area could be applied to that project. Eligibility for “unhoused” students at the elementary school level can be applied to this project as well.

3. When students move into the converted Lakewood Elementary (former middle school), decommission the current Lakewood ES and use it temporarily as an elementary during the modernization/replacement of the converted Lakewood Elementary (former middle school). Decommissioning allows the SCAP funding associated with the current Lakewood Elementary to be applied to the conversion of the former middle school, or to the conversion of the current Lakewood Elementary to Early Learning and District Offices. SCAP funds associated with modernization or replacement of Lakewood Middle and Lakewood Elementary are currently approximately $7,100,000. The district can apply for a Temporary New-in Lieu Waiver Request to access funds associated with the current Lakewood Elementary School (which will be decommissioned and converted to Early Learning Center and District Offices). Those SCAP funds could then be used for either Step 3 or Step 4 in this list.
4. Modernize the current Lakewood Elementary to serve as an Early Learning Center and District Offices.

The current portables could be moved, sold, or discarded at the end of these projects.

This strategy will maximize the use of SCAP funds that the district qualifies for.

It should be noted that area associated with previous projects completed in 1998 will qualify for SCAP funding in 2028. Projects completed in 2002 will qualify for SCAP funding in 2032. These years approach the timing of implementation that the committee considered for Long-Term projects.

Timelines are summarized in Section 10 Implementation Schedule.

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9. SUMMARY OF PROPOSED FACILITY IMPROVEMENTS

Near-Term Facility Improvements

The Committee reviewed those aspects of schools that were rated to be poor in the 2023 Building Condition Assessment. Through a ranked scoring process that considered Maintenance & Preservation and Safety & Security, with a second review after ranking, the Committee selected the following projects to be included in a recommendation to the school board as Near-Term Facility Improvements that should be addressed, with priorities noted by bold black and red outlines. The district intends to use a capital levy of $17 million, augmented with $1.7 million from their capital fund, to address the projects on the list below and other critical needs as they may arise.

12 Items: 1 = Highest, 12 = Lowest

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11

Focus on Maintenance & Preservation

32	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
33	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
40	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
42	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000
58	Flooring Update ($10/sf)	442,170
59	Flooring Update ($10/sf)	454,000
59	Flooring Update ($15/sf)	621,450
66	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
79	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	Clean exterior louvers and vents ($4/sf)	251,340
81	Exterior Painting ($8/sf)	330,800

Lakewood Elementary School	
English Crossing Elementary School	
Cougar Creek Elementary School	
Lakewood Middle School	
Campus Improvements	
TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY	**6,779,801**
PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY	**9,337,440**
ADDITIONAL SAFETY & SECURITY	**3,777,020**
COMBINED PRIORITY + ADDITIONAL	**13,114,460**

18 Items: 1 = Highest, 18 = Lowest

10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
12	3	1	12	1	7	9	14	5
11	1	16	1	4	18	2	16	1
3	5	11	14	3	6	11	13	8
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

Focus on Safety & Security

32	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
52	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
52	Install access control system with lock-down functions ($8/sf)	502,680
54	Repair or replace domestic hot water system ($30/sf)	1,242,900
64	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
64	Improve site security and fencing ($15/sf)	942,525
70	Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
74	Enclose site with new fencing ($15/sf)	621,450
80	Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	Replace fire alarm system ($8/sf)	502,680
89	Replace fire alarm system ($8/sf)	331,440
92	Replace integrated automation system ($8/sf)	363,200
98	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	Replace intercom system ($8/sf)	331,440
104	Replace intercom system ($8/sf)	502,680
131	Replace master clock system ($8/sf)	502,680
133	Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation)	500,000
138	Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation)	350,000
TOTAL FOCUS ON SAFETY & SECURITY ONLY		**12,012,755**
COMBINED TOTAL FOR ALL		**18,792,556**

An additional grouping of improvements were added, to increase the number of Safety and Security elements to recommend to the school board.

Recommended improvements sorted by scoring and category.

	Focus on Maintenance & Preservation		Focus on Safety & Security	
Lakewood Elementary School	Replace electrical panels older than 30 years (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air	1,362,000
	Flooring Update	454,000	Replace intrusion detection system and add access control system with lock-down functions	363,200
English Crossing Elementary School	Repair or Replace Water Source Heat Pumps	1,654,000	Replace intrusion detection system and add access control system with lock-down functions	331,440
	Flooring Update	621,450	Repair or replace domestic hot water system	1,242,900
			Enclose site with new fencing	621,450
			Replace fire alarm system	331,440
			Replace intercom system	331,440
Cougar Creek Elementary School	Flooring Update	442,170	Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation)	350,000
Lakewood Middle School	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities)	942,525	Install access control system with lock-down functions	502,680
			Improve site security and fencing	942,525
			Replace fire alarm system	502,680
			Replace intercom system	502,680
			Replace master clock system	502,680
Campus Improvements	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000	Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation)	500,000

Recommended improvements sorted by school

Long-Term Facility Improvements

There are four major elements of their Long-Term facility improvements approach:

1. Build a new Middle School on the Lakewood Educational Campus to provide a more cohesive learning environment without the use of portables and improved science/CTE labs, properly sized food service and athletic facilities.
2. Convert the existing Lakewood Middle School to serve as Lakewood Elementary school through modernization of the newer buildings, and (if it makes sense to do so) modernize or replace the older buildings.
3. Convert the existing Lakewood Elementary School to serve as an Early Learning Center and District Offices through modernization of the main building. Older detached buildings could be converted to use as much needed district storage facilities.
4. Add gymnasium facilities at English Crossing and Cougar Creek Elementary Schools.

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10. IMPLEMENTATION SCHEDULE

The recommended facility improvements were crafted by the Committee in Near-Term and Long-Term groupings, with the idea that Near-Term improvements may be funded by voter-approved capital levies, and the Long-Term improvements may be funded by voter-approved capital bonds.

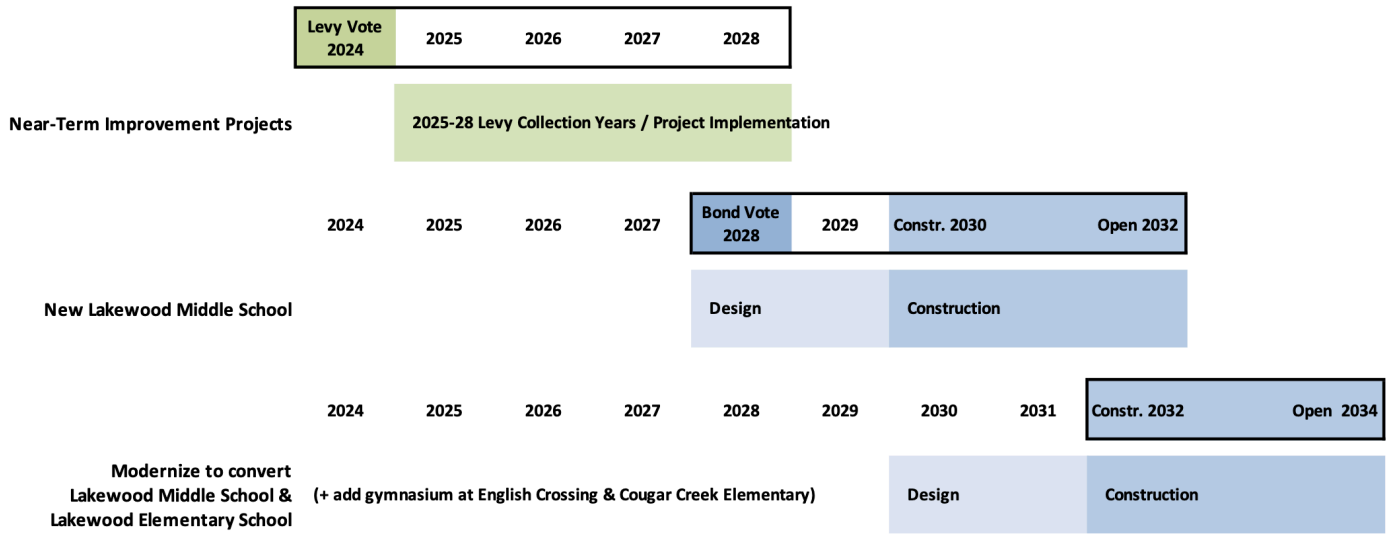
Near-Term Improvement Projects

The Committee did not make a recommendation on timing, but the first opportunity would be February 2024. A four-year capital levy would fit with the cadence of other levies that the district brings to their community. With that in mind, the Near-Term improvements would be implemented as funding is collected beginning in April 2025 and running through the last collection in October 2028. The district has an existing capital projects fund that could allow levy projects to begin before the first levy collection, and the capital projects fund could be paid back with capital levy funds at the end of the cycle. This approach would bring the improvements to the schools earlier, and voters can see the results of their support that much sooner.

Long-Term Improvement Projects

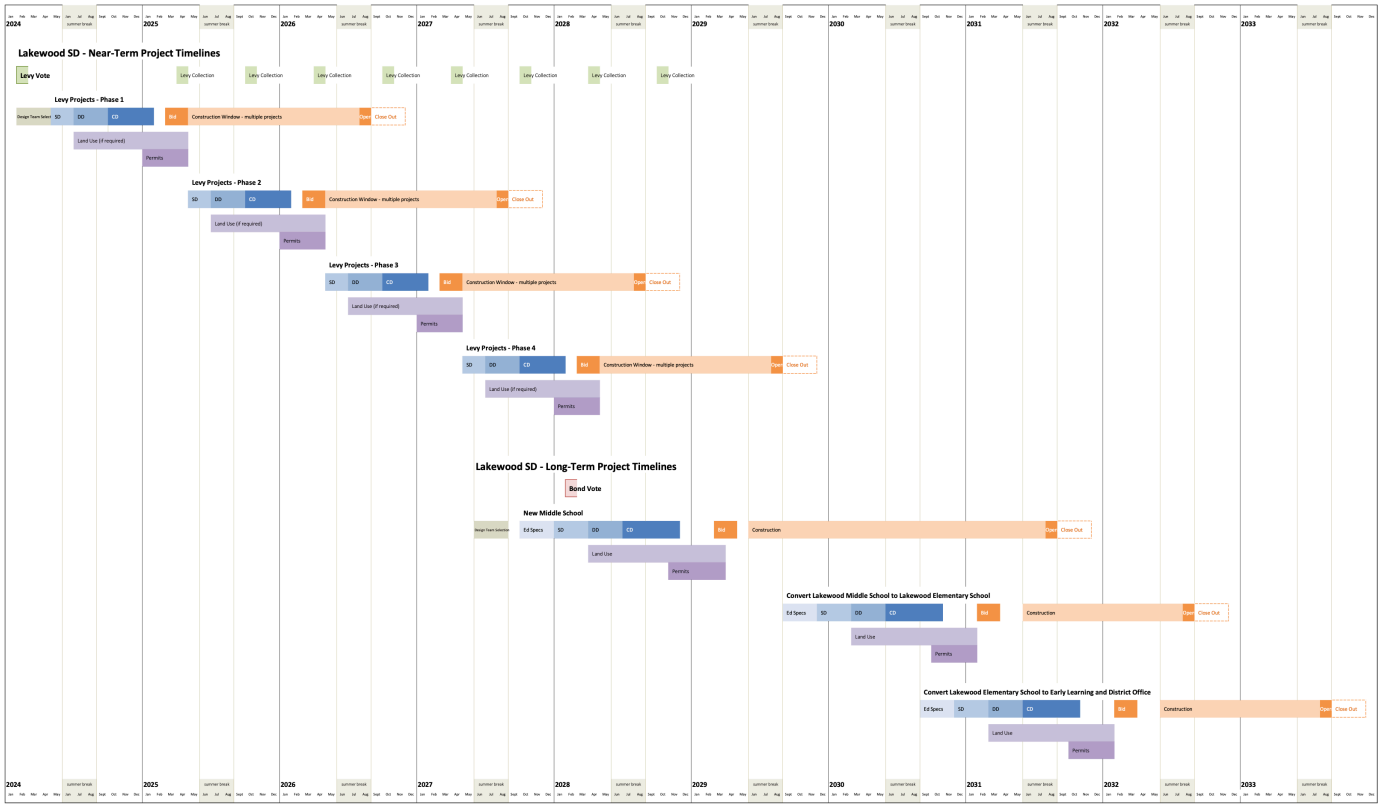
The Committee did not make a recommendation on timing for Long-Term improvement projects either but studied the feasibility of a capital bond in 2028. The implementation would occur with the following steps:

1. Build a new Middle School on the Lakewood Educational Campus.
2. Convert the existing Lakewood Middle School to serve as Lakewood Elementary school through modernization of the newer buildings, and modernization or replacement of older buildings.
3. Convert the existing Lakewood Elementary School to serve as an Early Learning Center and District Offices through modernization of the main building. Older detached buildings could be converted to use as much needed district storage facilities.
4. Add gymnasium facilities at English Crossing and Cougar Creek Elementary Schools.

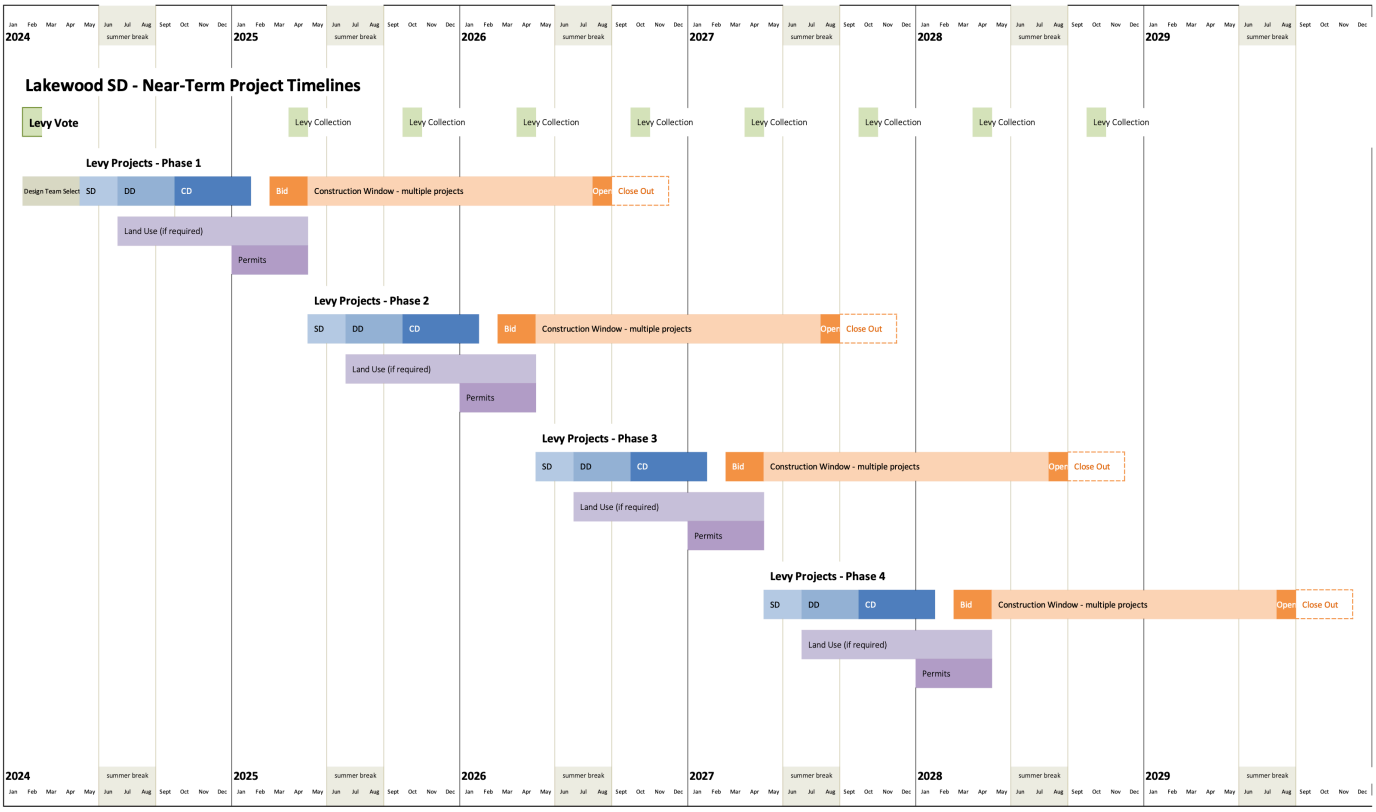


Simple Long Range Capital Master Plan Implementation Timeline

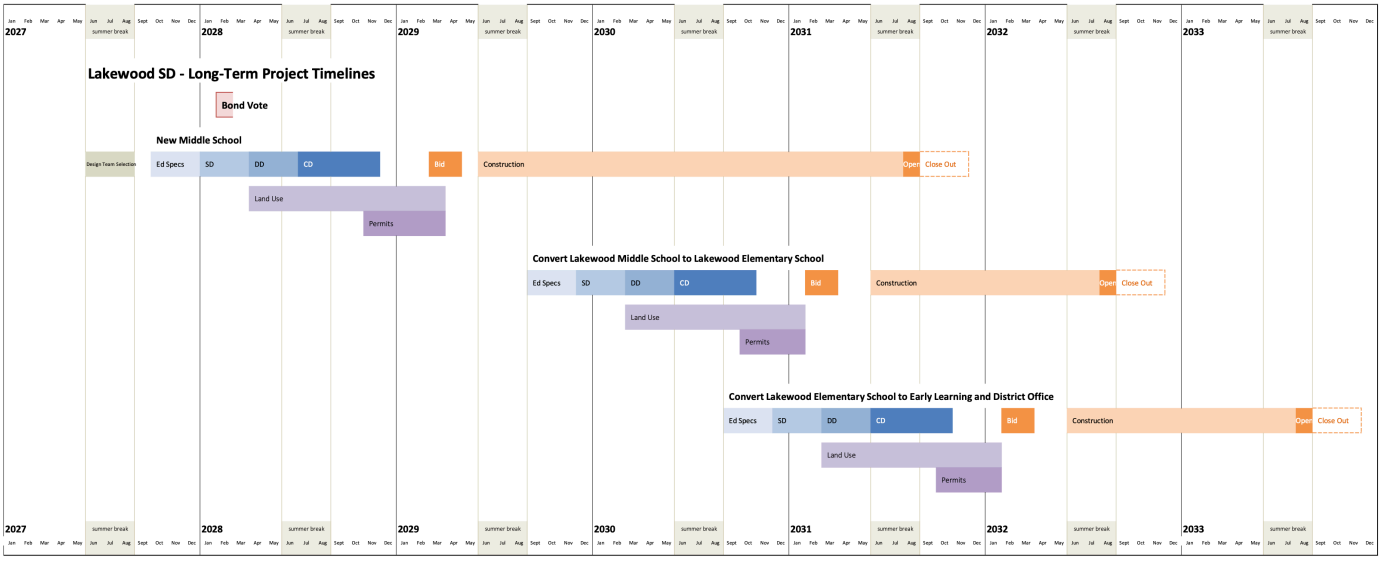
10. IMPLEMENTATION SCHEDULE



Detailed Near & Long-Term Capital Master Plan Implementation Timelines



Enlarged Near-Term Capital Master Plan Implementation Timeline



Enlarged Long-Term Capital Master Plan Implementation Timeline

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11. FINANCIAL PLAN

The recommended facility improvements were crafted by the Committee in Near-Term and Long-Term groupings, with the idea that Near-Term improvements may be funded by voter-approved capital levies, and the Long-Term improvements may be funded by voter-approved capital bonds.

These are two different funding mechanisms, with different benefits and considerations.

A. voter-approved capital levies provide funding for projects as levies are collected. This funding approach does not incur interest as part of the taxes collected but is partly offset by incurring cost escalation as projects much "wait" on levy collections. This "pay as you go" method requires capital improvements to be implemented over the duration of levy collections. This is not a feasible means of funding major capital projects but is frequently a chosen method for smaller capital improvements like those the Committee has identified in the Near-Term improvements projects.

B. voter-approved capital bonds provide funding at the beginning of the project as bonds are sold, allowing the full project to move forward at the most expeditious and cost-effective pace. This funding approach does incur interest as part of the taxes collected but is partly offset by avoiding cost escalation. This is a common means of funding major capital projects, like those the Committee has identified in the Long-Term improvements projects.

Near-Term Improvement Projects

The Committee did not make a recommendation on timing, but the first opportunity would be February 2024. With that in mind, the Near-Term improvements would be implemented as funding is collected beginning in April 2025 and running through the last collection in October 2028. Taking the budgets crafted by the design team and adding 5% annual cost escalation over the life of the capital levy, plus some contingency, the budget included in the planning process was $17 million.

The district has an existing capital projects fund that could allow levy projects to begin before the first levy collection, and the capital projects fund could be paid back with capital levy funds at the end of the cycle. This approach would reduce the projected cost escalation, bring the improvements to the schools earlier, and voters can see the results of their support that much sooner.

Long-Term Improvement Projects

The Committee did not make a recommendation on timing for Long-Term improvement projects either but studied the feasibility of a capital bond in 2028. The implementation would occur with the following steps:

1. Build a new Middle School on the Lakewood Educational Campus. Then,
2. Convert the existing Lakewood Middle School to serve as Lakewood Elementary school through modernization of the newer buildings, and modernization or replacement of older buildings. Then,
3. Convert the existing Lakewood Elementary School to serve as an Early Learning Center and District Offices through modernization of the main building. Older detached buildings could be converted to use as much needed district storage facilities.
4. Add gymnasium facilities to English Crossing and Cougar Creek Elementary Schools.

Assumed budgets for each project were used to study the feasibility of a capital bond compared to historic bond rates that Lakewood School District has received voter approval. In 2023 dollars the following budgets were considered:

1. New Middle School: $85,000,000
2. Convert existing Lakewood Middle School to serve as Lakewood Elementary and convert the existing Lakewood Elementary School to serve as an Early Learning Center and District Offices: $50,000,000
3. Add gymnasium facilities to English Crossing and Cougar Creek Elementary Schools: $10,000,000.

With 4% assumed cost escalation to the construction of the New Middle School in 2030, the budget would increase to $112,000,000.

With 3.5% assumed cost escalation to the construction of the conversion of Lakewood Middle School in 2032 and Lakewood Elementary in 2033, the budget for those projects would increase to $68,000,000.

With 3.5% assumed cost escalation to the construction of gymnasiums at English Crossing and Cougar Creek Elementary Schools in 2033, the budget for those projects would increase to $14,000,000.

The combined package in 2028 for those projected budgets would be $180,000,000, from a budget estimate of $145,000,000 in 2023.

School Construction Assistance Program (SCAP) Funding Strategies

The district is eligible for SCAP funding based on both “unhoused” students to build new buildings, and the age of facilities to modernize or replace existing buildings.

SCAP funding associated with any qualifying elementary or middle school facility can be used for modernization of any other K-8 facility. Once the funds are accepted, there is no eligibility for funds associated with those facilities for another 30 years.

For the CFAC long term recommendation, the following SCAP funding could be implemented:

1. Build the new Middle School with local funds. SCAP funds associated with unhoused students at the middle school level could be applied toward the cost of the new middle school, currently that is about $700,000.
2. When the new middle school is completed and students have moved in, change the former middle school facility to Lakewood Elementary School and apply for a modernization or new-in-lieu project based on that facility as Lakewood Elementary School. The newer buildings on the campus could be modernized, and the older buildings could be modernized or replaced if it makes sense to do so. SCAP funding that is associated with the existing area could be applied to that project. Eligibility for “unhoused” students at the elementary school level can be applied to this project as well.
3. When students move into the converted Lakewood Elementary (former middle school), decommission the current Lakewood ES and use it temporarily as an elementary during the modernization/replacement of the converted Lakewood Elementary (former middle school). Decommissioning allows the SCAP funding associated with the current Lakewood Elementary to be applied to the conversion of the former middle school, or to the conversion of the current Lakewood Elementary to Early Learning and District Offices. SCAP funds associated with modernization or replacement of Lakewood Middle and Lakewood Elementary are currently approximately $7,100,000. The district can apply for a Temporary New-in Lieu Waiver Request to access funds associated with the current Lakewood Elementary School (which will be decommissioned and converted to Early Learning Center and District Offices). Those SCAP funds could then be used for either Project 3 or Project 4 in this list.

4. Modernize the current Lakewood Elementary to serve as an Early Learning Center and District Offices.

The current portables could be moved, sold, or discarded at the end of these projects.

This strategy will maximize the use of SCAP funds that the district qualifies for. The gymnasiums would likely not qualify for SCAP funding.

It should be noted that area associated with previous projects completed in 1998 will qualify for SCAP funding in 2028. Projects completed in 2002 will qualify for SCAP funding in 2032. These years approach the timing of implementation that the committee considered for Long-Term projects.

Timelines are summarized in Section 10 Implementation Schedule.

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APPENDICES

A. 2023 Flo Analytics Enrollment Forecast Memorandum

B. 2022 6-year Capital Facilities Plan

C. CFAC Meeting Presentations

D. ICOS Report Documents

E. Study and Survey Floor Plans

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A. 2023 FLO ANALYTICS ENROLLMENT FORECAST MEMORANDUM

MEMORANDUM

To: Scott Peacock
Lakewood School District
17110 16th Drive NE
Marysville, WA 98271

From: Charles Rynerson
Senior Demographer

Date: May 1, 2023

Project No.: F1867.01.005

Re: 2023–24 to 2032–33 Enrollment Forecasts Report—Lakewood School District

At the request of Lakewood School District (District/Lakewood SD), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2023–24 to 2032–33 school years. The study was completed through three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios (low, middle, and high) of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending district schools and programs. These forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools. These school forecasts are consistent with the district-wide middle scenario.

Demographic and Residential Development Analysis

Understanding population and housing trends within the geographic area of the district and surrounding region (Figure 1) is an integral part of the enrollment forecasting process. FLO mapped the distribution of student residences (Figure 2), reviewed historical, current, and projected demographic characteristics of the region, and analyzed current land use policies and anticipated residential development.

Population Trends

Figure 3 illustrates the 2000 to 2020 population change for Snohomish County and Lakewood SD. The county grew steadily, adding about 107,000 residents in the 2000s and an additional 115,000 in the 2010s, resulting in 37 percent growth over the 20-year period. The District grew at a slightly faster rate than the county each decade, adding 2,116 residents in the 2000s and 2,854 in the 2010s, a 20-year growth of 42 percent. The unincorporated share of District population fell from 76 percent in 2000 to 49 percent in 2020, attributable to annexation by the City of Marysville and housing growth in both Arlington and Marysville. Although the cities now comprise a slight majority of District population, neither city is primarily within the District. Only 20 percent of Arlington residents and six percent of Marysville residents counted in the 2020 Census lived within the District's boundaries.

One factor hindering school enrollment growth has been slow growth in the number of children. Figure 4 depicts how the proportion of the population under the age of 18 has been changing in relation to the population over the age of 18. According to decennial census counts, the District

added 4,756 residents (57 percent) aged 18 and older between 2000 and 2020. In comparison, the population under the age of 18 was only 214 (six percent) greater in 2020 than in 2000. The proportion of District population under the age of 18 was 29 percent in 2000, 25 percent in 2010, and 22 percent in 2020.

The Washington Office of Financial Management (OFM) published population projections (low, medium, and high series) for Snohomish County in December 2022. The medium series projection results in Figure 5 show the County continuing to add over 100,000 residents each decade between 2020 and 2040, just as it did between 2000 and 2020. The 2040 medium series population of 1,039,254 is only slightly lower than OFM's previous projection of 1,058,113, prepared in 2017. The 2017 projection was used to establish a 2044 population target of 1,136,309, which was adopted by the Snohomish County Council in February 2022.[1] Most of the growth is expected to occur within existing cities; the targets implying 74 percent growth for Arlington and 41 percent for Marysville between 2020 and 2044 outpace the target growth of 37 percent for the county overall.

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units are home to more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

SGRs vary by geographic location in the district and by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). We estimate district-wide average SGRs for the two most common housing types (SF and MF). We used SGRs from an April 2022 report prepared by FLO for Lakewood SD in the current study to estimate the impact of planned residential construction on enrollment. Grades K–12 SGRs of 0.263 per SF unit, 0.026 per studio or one bedroom MF unit and 0.184 per two-or-more bedroom unit, stratified by grade level groups (K–5, 6–8, 9–12) were applied to the new units discussed in the following section. For the income-restricted development underway we tripled the MF SGRs, based on observations from its first phase and our experience with similar developments in other districts.

Planned Residential Construction

FLO gathered data from county and city planning departments to compile residential growth currently underway. Key development data are presented in Figures 6 and 7. Figure 6 depicts the locations of SF and MF developments that are currently in active construction or in planning stages. Figure 7 includes details of residential development data gathered by FLO such as development name, anticipated number of units, and current status.

Three large SF subdivisions within the District are currently under review by City of Marysville planners. These include the 177-lot Gemmer Planned Residental Development (PRD) (Map ID 1), the 199-lot Sather Farms (Map ID 7) and the 355-lot Marysville 10 Degrees (Map ID 9). Homebuilding is not yet underway and large developments are often built in several phases. Therefore, the impact on school enrollment of these 731 future homes is assumed to occur incrementally from the 2025-26 to 2029-30 school years. More imminently, the first homes have been completed and sold in the 36-lot Tokatee Plat, which is not included in Figures 6 and 7. Tokatee is in the Lakewood ES portion of the City of Marysville, adjacent to Map ID 5. Also, several building permits for new homes have been

[1] Snohomish County Ordinance No. 22-003, https://snohomish.county.codes/enactments/Ord22-003.

issued in the 35-lot Vaness PRD (Map ID 8), and homebuilding may be underway soon in two smaller subdivisions (Map IDs 4 and 5).

A total of 1,086 units are included in the six MF developments shown in Figures 6 and 7. The Lodge Apartments is now leasing new units in Phase 4 (Map ID 3), and the income-restricted family-sized units at Twin Lakes Landing 2 (Map ID 10) is nearing completion. The other MF developments are under review or have been approved but not yet built.

Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical 2017–18 to 2022–23 enrollment (October FTE) based on the enrollment reports and student information system extracts (SIS) provided by the District. Students enrolled in Transitional Kindergarten (TK) were not included in our analyses and enrollment forecasts. FLO evaluated historical grade progression ratios (GPRs) and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Figure 8 shows the district-wide enrollment by individual grade. After increasing by 17 FTE between 2017–18 and 2018–19 and another 70 FTE between 2018–19 and 2019–20, K–12 enrollment fell by 48 FTE between 2019–20 and 2020–21, largely due to the impact of COVID-19 on the size of the incoming K class. Growth rebounded in 2021–22, with an increase of 118 FTE and was relatively unchanged between 2021–22 and 2022–23, with a loss of four FTE. Blue and orange highlights in Figure 8 show the smallest and largest classes for each grade among the six school years in the table. In 2022–23 grades K, 3, and 11 are larger than in any of the previous five years; grades 2 and 8 were smaller. Diagonal patterns show the impact of relatively small or large cohorts progressing through the grades, such as the 2020–21 K class now in 2nd grade.

Figure 9 tabulates enrollment by grade group and school. Elementary school (ES) enrollment in 2022–23 is slightly larger than in 2017–18 (26 FTE), having recovered from its 2020–21 low. However, the three K-5 schools have followed different trajectories. Enrollment at Lakewood ES has grown by 69 FTE since 2017–18 and is 91 FTE larger than its 2020–21 low. Cougar Creek ES has smaller enrollment in 2022-23 than in any of the previous five years, having declined by 42 FTE since 2017-18, while enrollment at English Crossing ES has changed little throughout the period. Both Lakewood MS and Lakewood HS have grown since 2017–18, adding 26 and 102 FTE respectively, although Lakewood MS is 53 FTE below its 2019–20 peak, while Lakewood HS remains just 11 students below its 2021–22 peak.

Residence-Attendance Matrix

As depicted in the ES residence-attendance matrix (Figure 10), transfer rates differ per school. For instance, transfer-out rates for ES AAs range from 8.6 percent at Lakewood ES AA to 29.5 percent at Cougar Creek ES AA. From the perspective of individual school enrollment, ES transfer-in rates range from 18.8 percent at English Crossing ES to 35.7 percent at Lakewood ES. Schools with higher transfer-in rates are typically due to a preference in programming and/or location. These transfer rates can help reveal patterns of student choice or quantify District policies. For instance, if a particular school with a high transfer-in rate began to exceed capacity, District may reconsider transfer policies or programming to alleviate overcrowding.

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-aged children residing within the district. FLO compares historical birth data (i.e., live births to mothers residing within the district provided by the Washington Department of Health (DOH)) to historical numbers of kindergarteners to determine annual K-to-birth ratios (i.e., the number of kindergarteners who enrolled in the District divided by the number of live births five years prior). These values, combined with age-group-specific population projections of childbearing-aged women residing in the district, allow us to forecast the number of anticipated births in the district, and thus the number of kindergarteners anticipated in future school years.

Figure 11 illustrates how the number of births to District residents through 2017 relates to historical K enrollment, and how the observed and forecasted number of births from 2018 to 2027 impacts the K forecast. K enrollment has trended up since 2017–18, increasing each year except 2020–21. A key metric is the annual ratio of kindergarteners to births, representing a combination of net migration between birth and age five and the share of District five-year-old residents enrolled in District K classes, often referred to as a "capture rate." Excluding 2020–21, ratios for the District have been consistently above 1.00, indicating that more families with young children move into the District than out of it, which more than makes up for area kindergarten-aged residents who are homeschooled or enrolled in private schools or other districts. Figure 11 also shows that an increase in births has contributed to increased K enrollment, and that births have continued to increase after the 2017 birth year that is aligned with the current school year. Future births and K enrollment and assumptions for the forecasts are discussed in the Births to Kindergarten section.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment, and therefore plays a significant role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For example, if 100 kindergarteners in 2017 were to become 105 1st graders in 2018, the GPR would be 1.05. GPRs quantify how cohort sizes change as students progress to subsequent grades, by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts or nonpublic schools. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Figure 12 depicts the GPRs for K–12 students enrolled in the District from 2017–18 to 2022–23. For example, the first column shows the ratio of each grade's FTE in 2017–18 to FTE in the previous grade in 2016–17. All ES and MS grades and 9th grade have had GPRs above 1.00 in most years, indicating that the District sees a net gain of students by cohort. Lower GPRs for cohorts entering 11th and 12th grades reflect the omission of full-time Running Start students from the historical enrollment data. In 2020–21, several grades saw lower GPRs compared with the three-year pre-COVID average, followed by the recovery of 2021–22, when each transition from K–1 to 5–6 saw higher GPRs than the pre-COVID average. Both years are assumed to be outliers and do not influence the forecasts. Forecast GPRs in the final three columns of Figure 12 showing our assumptions for future GPRs in the middle scenario enrollment forecast are influenced by the pre-COVID average as well as the most recent year, 2022–23.

Enrollment Forecasts: Summary

- Figure 13 presents the K forecasts and K-to-birth ratios for the middle scenario, as shown previously in Figure 11, and for the low and high scenarios.
- Figure 14 is an overview of the annual district-wide low, middle (preferred), and high forecast scenarios. The middle scenario K–12 total of 2,832 FTE in 2032–33 is an increase of 319 FTE (13 percent), from the 2022–23 total of 2,514. The high forecast anticipates an increase of 610 FTE (24 percent) in the 10-year horizon, while the low forecast remains close to current enrollment, adding just 26 FTE (one percent).
- Figures 15 to 17 focus on the middle scenario, as it represents the most likely enrollment outcomes based on currently available data and the FLO analysis.
    - Figure 15 disaggregates the annual district-wide forecasts by grade group, showing the following 10-year growth from 2022–23 to 2032–33.
        - K–5 FTE from 1,130 to 1,299 (15 percent increase)
        - 6–8 FTE from 595 to 701 (18 percent increase)
        - 9–12 FTE from 788 to 832 (six percent increase)
    - Figure 16 provides annual district-wide FTE forecasts by individual grade.
    - Figure 17 provides forecasts of FTE for each of the District's schools.
- Figures 18 and 19 provide annual district-wide FTE by individual grade for the low and high forecast scenarios, respectively.

Enrollment Forecasts: Detailed Results

Births to Kindergarten

The relationship between the number of births occurring in the district and future K class sizes is vitally important to forecasting enrollment. An increasing number of births will typically correlate to increases in enrollment while decreasing births may lead to decreases in enrollment. Figures 11 and 13 show the relationship between K enrollment and related births five years prior.

K-to-birth ratios above 1.00 make it clear that the number of K students is dependent on families with young children moving into the district in addition to the number of births to existing residents. New home construction and turnover of existing homes fluctuates based on the economy and activity of homebuilders within a much larger regional housing market, resulting in variations in the K-to-birth ratio. Excluding the COVID-affected 2020–21 school year and the 2021–22 recovery, K-to-birth ratios since 2016–17 have consistently been no lower than 1.01 and no higher than 1.06. The middle scenario anticipates future ratios remaining at 1.04 throughout the 10-year forecast horizon. However, K enrollment throughout the middle scenario forecast remains above current and historical levels. Larger K classes are attributable to the increase in resident births observed through 2021 and forecasts of future births (Figure 11).

Figure 13 illustrates how different rates of population growth and K-to-birth ratios may result in divergent scenarios of future K enrollment. The number of future births differs slightly between the low, middle, and high scenarios based on the population of women in child-bearing ages; adjusting the K-to-birth ratios amplifies the differences in K enrollment. In the low scenario the ratio initially falls to 0.98 in 2023–24, and then stabilizes at 1.00 in 2025–26 and beyond. The lower ratio

results in between eight and 14 less K FTE each year, significantly impacting the K–12 totals presented in Figure 14. Conversely, the high forecasts of eight to 14 more FTE each year result from a forecast ratio of 1.09 in 2023–24 and 1.08 in 2025–26 and beyond.

District-wide Enrollment Forecasts

Forecasts for grade level groups K–5 (ES), 6–8 (MS), and 9–12 (HS) under the middle scenario are presented in the chart and table in Figure 15. Steady ES growth is expected in the first five years of the forecast due to the recent uptick in births and ongoing home construction. By 2027–28, ES enrollment is 112 FTE higher than in 2022–23. In the following five years, from 2027–28 to 2032–33, ES enrollment continues to grow, but at a slower rate, adding 57 FTE. With only three grades, MS FTE is more susceptible to annual fluctuation due to the size of incoming and outgoing cohorts and may see occasional one-year losses even while experiencing long-range growth. MS FTE grows by 37 between 2022–23 and 2027–28 and an additional 69 between 2027–28 and 2032–33. HS enrollment also fluctuates. It reaches a nadir in 2024-25, 39 FTE lower than in 2022–23, and a peak in 2028–29, 61 FTE higher than in 2022–23. Overall HS growth amounts to 44 FTE over the 10-year forecast period.

These middle scenario forecasts are presented by individual grades in Figure 16. Low and high scenario forecasts are presented by individual grade in Figures 18 and 19. The low scenario could result from a severe recession and lack of demand for housing, while the high scenario could result from accelerated residential development and Urban Growth Area expansion to accommodate the cities' population targets.

Individual School Forecasts

Figure 17 shows enrollment forecasts for the District's schools. Different rates of growth among the three elementaries result from different levels of expected housing growth within their current AAs. The Cougar Creek ES AA includes about two-thirds of the housing units in the development pipeline. Cougar Creek ES adds 94 FTE (26 percent) over the 10-year forecast period. Significant housing growth is also expected in the English Crossing ES AA. English Crossing ES adds 58 FTE (18 percent). Relatively little housing growth will occur in the current Lakewood ES AA. Lakewood ES adds just 17 FTE (four percent). Lakewood MS and Lakewood HS enroll all of the District's secondary students in grades 6–12, adding 105 (18 percent) and 45 (six percent) FTE, respectively.

Methodology

District-wide Population and Enrollment Forecasts

To prepare the 10-year forecasts through 2032–33, FLO forecast births through 2027. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Although total population and population age 18 and older have been published from the 2020 Census, detailed age and sex data are not expected until May 2023. We forecast 2020 population by age and sex informed by 2017–2021 American Community Survey age estimates, births, and historical cohort change ratios (CCRs).[2] Birth rates estimated for 2020 resulted in a total fertility rate (TFR) estimate of 1.70 and are held constant in future years.[3] CCRs and births are also used to forecast 2030 population by age and sex, resulting in 2020 to 2030 population growth of 1,964 in the low scenario, 2,637 in the middle scenario, and 3,310 in the high scenario, compared with 2,854 between 2010 and 2020.

The link between our population forecasts and district-wide school enrollment forecasts occurs at K, where we use the forecast of births through 2027 and the K-to-birth ratios described previously in the Enrollment Forecast: Detailed Results section. Forecasts for grades 1–12 use GPRs based on a review of the three-year pre-COVID average (school years 2017–18, 2018–19, and 2019–20) and the most recent year (2021–22). GPRs embed implicit assumptions about the level of net migration and choices such as enrollment in secondary schools and participation in full-time Running Start.

Forecasts for Individual Schools

Forecasts for each ES start with their base year (2022-23) FTE by grade level. New K classes each forecast year are initially based on 5-year average shares of district-wide K FTE adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–5 use GPRs unique to each school and grade using a formula based on historical pre-COVID and district-wide GPRs, individually reviewed with respect to outliers and recent (2022–23) GPRs. Initial forecasts for grades 1–5 are also adjusted using expected enrollment impacts of housing growth. Final ES forecasts are controlled to match the district-wide K–5 forecasts.

Because the District has just one school at each secondary level, forecasts for Lakewood MS are equivalent to the district-wide forecasts for grades 6–8, and forecasts for Lakewood HS are equivalent to the district-wide forecasts for grades 9–12.

Data Sources

FLO used the following data sources to inform student enrollment forecasts:

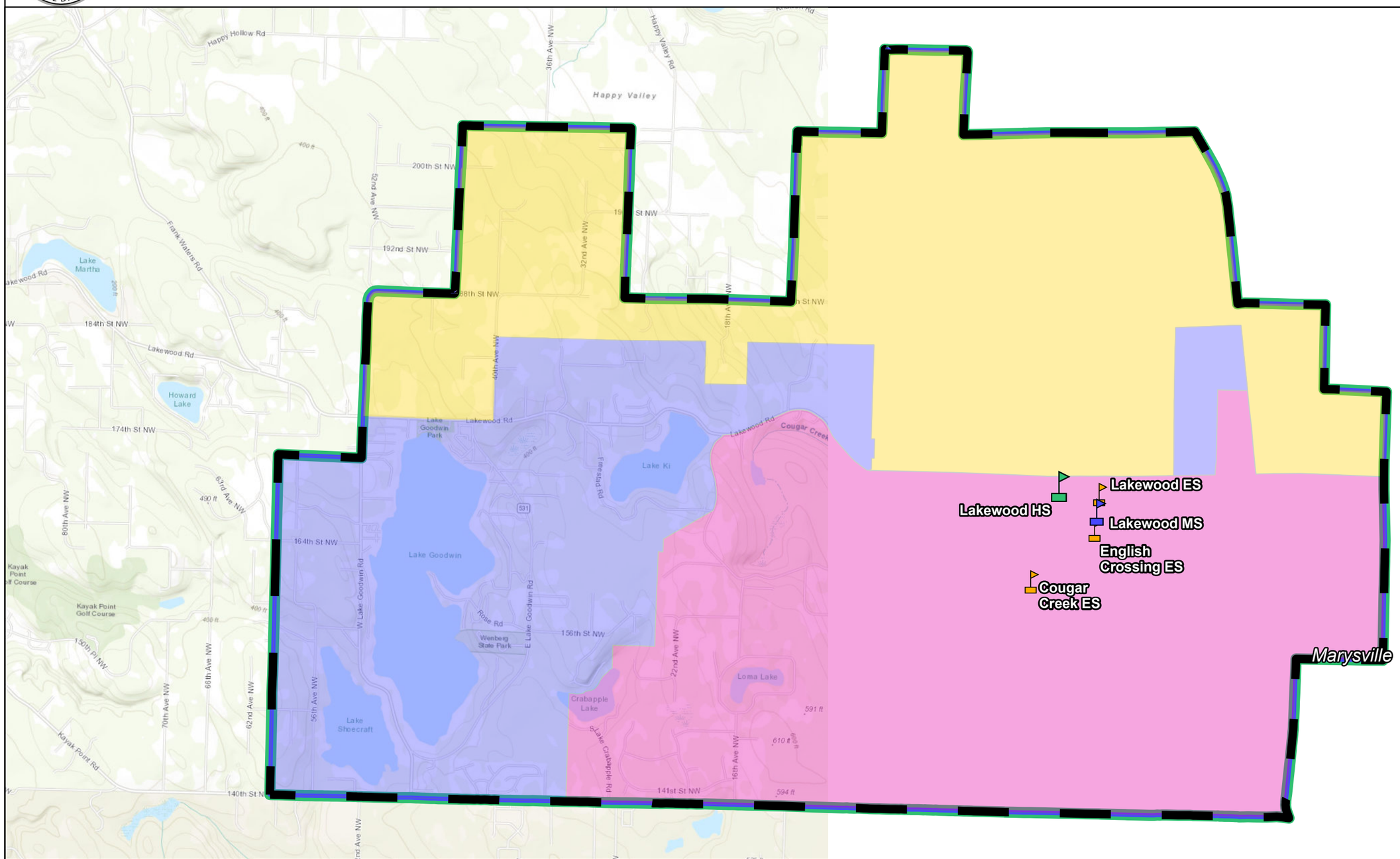
- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Washington DOH
- Population estimates and forecasts, Washington OFM
- Enrollment data, Lakewood School District
- Land use applications, Cities of Arlington and Marysville
- Snohomish County Comprehensive Plan

[2] Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. *Cohort change ratios and their applications*. Springer International Publishing, 2017.
[3] TFR is the number of children that would be born to a woman over her child-bearing years, based on age-specific birth rates at a given time.

Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered as just one of several planning tools, rather than absolute numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared projections or forecasts that were conducted using similar data and methodologies. Finally, when considering confidence and accuracy, the appropriate use of projections and forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders monitor and manage the changing conditions that will affect future populations, and that projections or forecasts be updated either at a regular frequency, or when deviation of actual enrollment from the projections or forecasts is significant.

District Overview



FLO Analytics

0 0.5 1 2 Miles

N

Figure 1

Student Density

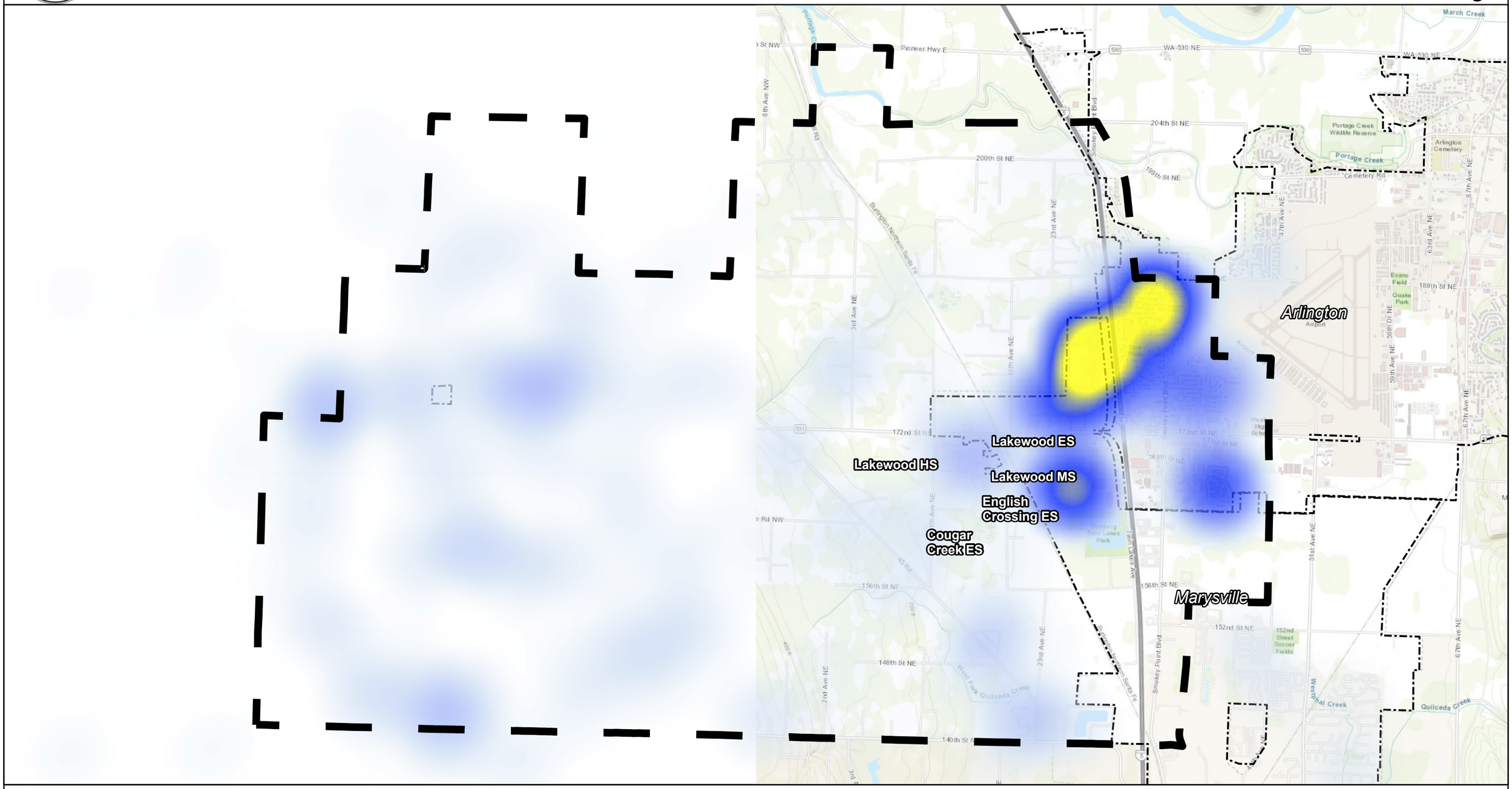


Figure 2

Figure 3: County, District, and City Population: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Snohomish County	606,024	713,335	827,957	1.6%	1.5%
Lakewood School District	11,810	13,926	16,780	1.7%	1.9%
City of Arlington (part)	2,888	3,892	4,063	3.0%	0.4%
City of Marysville (part)	5	2,081	4,453	82.8%	7.9%
Lakewood S.D. Unincorporated Area	8,917	7,953	8,264	-1.1%	0.4%

Figure 4: Lakewood S.D. Population by Age Group: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Total Population	11,810	13,926	16,780	1.7%	1.9%
Age 18 and over	8,385	10,428	13,141	2.2%	2.3%
Under age 18	3,425	3,498	3,639	0.2%	0.4%
Under 18 share of total	29%	25%	22%	--	--

Figure 5: Snohomish County Population Projections

	2020 Census	2030 Projection	2040 Projection	Average Annual Growth	
				2020–2030	2030–2040
Snohomish County Low Series	827,957	868,093	943,434	0.6%	0.8%
Snohomish County Medium Series	827,957	935,370	1,039,254	1.5%	1.1%
Snohomish County High Series	827,957	1,023,820	1,163,254	2.7%	1.3%

Figure 3 and 4 source: U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 5 source: State of Washington, Office of Financial Management, Growth Management Act County Projections, December 2022.

Residential Development

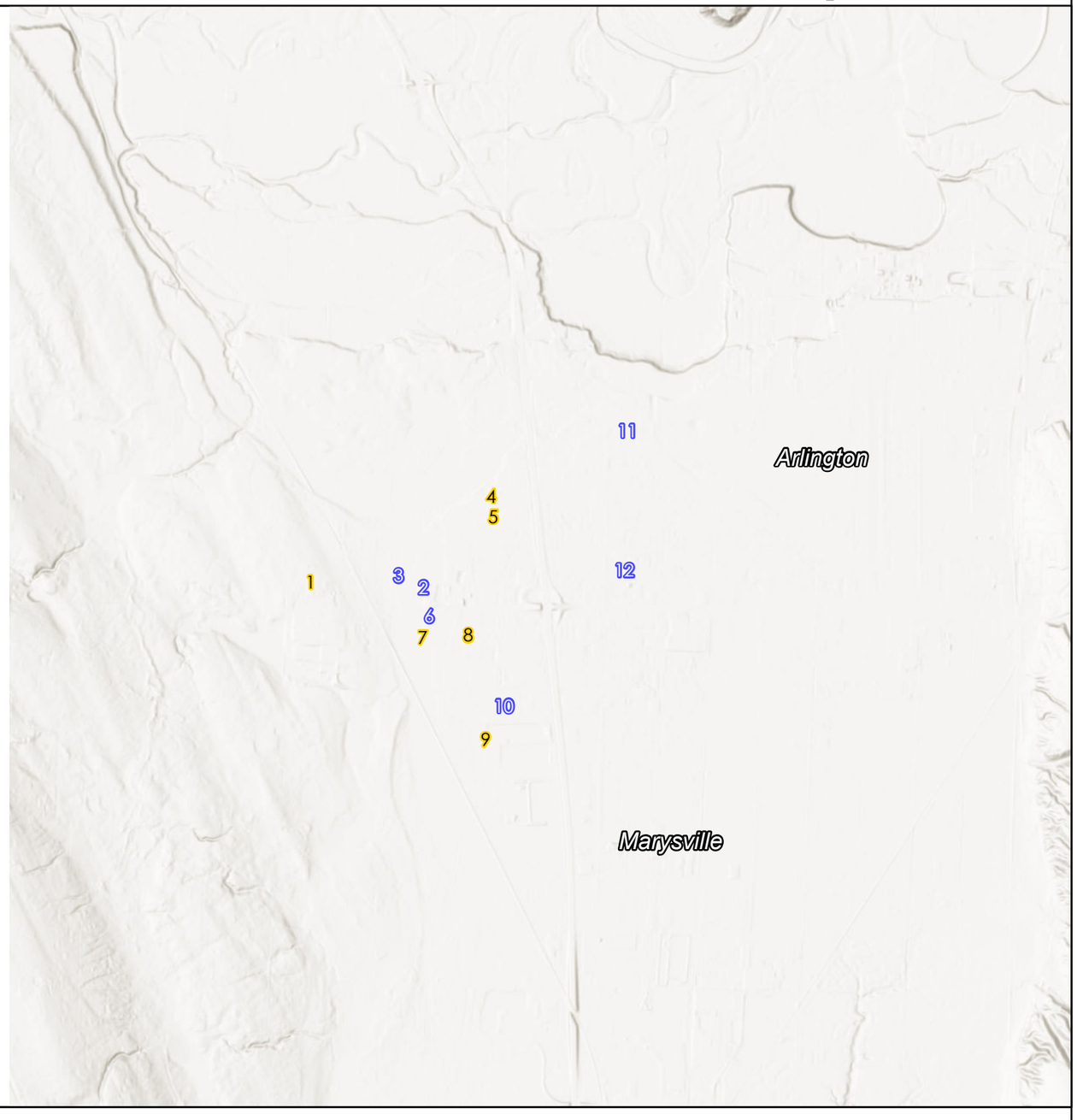


Figure 6

Figure 7: Development Data

Map ID	Data Collection Year	Jurisdiction	Source	Project Number	Development Name	Type	Total Units	Status / Timeline	Location	Notes	SchoolName
1	2023	Marysville	Marysville Planning Map	PA22007	Gemmer PRD	SF	177	Under Review	1125 172nd St NE		English Crossing ES
2	2023	Marysville	Marysville Planning Map	PA21030	The Lodge Phase 5	MF	204	Under Review	19th Ave NE and 172nd St NE	54 1BR/108 2BR/42 3BR	English Crossing ES
3	2023	Marysville	Marysville Planning Map	PA20026	The Lodge Phase 4	MF	144	Under Construction	19th Ave NE and 174th St NE	63 1BR/42 2BR/ 39 3BR	English Crossing ES
4	2023	Marysville	Marysville Planning Map	PA18004 / SP18001	Jahns Church Short Plat	SF	7	Under Construction	17921 25th Ave NE		Lakewood ES
5	2023	Marysville	Marysville Planning Map	PA22003	Evans Park PRD	SF	13	Preliminary Approval	17909 25th Ave NE		Lakewood ES
6	2023	Marysville	Marysville Planning Map	PA22017	Marysville 172	MF	474	Preliminary Approval	172nd St NE between 19th and 23rd Ave NE		Cougar Creek ES
7	2023	Marysville	Marysville Planning Map	PA21035	Sather Farms PRD	SF	199	Under Review	Between BNSF RR and Crystal Tree Village MHP		Cougar Creek ES
8	2023	Marysville	Marysville Planning Map		Vaness PRD	SF	35	Under Construction	North of Crystal Tree Village MHP		Cougar Creek ES
9	2023	Marysville	Marysville Planning Map	PA21039	Marysville 10 Degrees	SF	355	Under Review	Between BNSF RR and Gissberg Twin Lakes	Mix of Townhouses and SFR	Cougar Creek ES
10	2023	Marysville	Marysville Planning Map	PA20029	Twin Lakes Landing 2	MF	60	Under Construction	2604 164th St NE	60 2 and 3 BR. 100% affordable.	Cougar Creek ES
11	2023	Arlington	Arlington Planner		Arlington Mixed Use CUP and BSP	MF	96	Approved	18405 35th Ave NE		English Crossing ES
12	2023	Arlington	Arlington Planner		Cascade Mixed Use	MF	108	Approved	3620 173rd St NE	43 Studio, 50 1 Bed, 15 2 Bed	English Crossing ES

Figure 8: Historical Enrollment (FTE) by Grade

Grade	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2017–18 to 2022–23
K	174.40	177.15	185.72	127.02	186.60	191.21	16.81
1	176.00	177.72	182.27	189.08	154.32	188.54	12.54
2	172.03	190.00	177.00	171.56	205.77	155.00	-17.03
3	174.00	166.00	194.00	183.09	187.89	207.73	33.73
4	230.30	174.36	179.00	189.00	195.38	203.00	-27.30
5	177.00	222.27	173.00	181.00	204.56	184.94	7.94
6	190.60	186.00	232.92	175.91	195.00	221.69	31.09
7	174.00	205.55	203.19	230.90	173.00	205.67	31.67
8	206.00	185.00	213.00	214.72	216.08	168.02	-37.98
9	175.20	216.52	191.54	229.00	216.28	228.17	52.97
10	205.20	170.52	219.09	182.00	220.04	207.20	2.00
11	152.60	179.82	154.76	190.73	176.22	204.03	51.43
12	152.80	126.27	141.69	134.84	186.16	148.41	-4.39
District-wide Total	**2,360.13**	**2,377.18**	**2,447.18**	**2,398.85**	**2,517.30**	**2,513.61**	**153.48**

Lakewood School District October 2017–18 to 2022–23 enrollment (FTE) by grade. Enrollment values omit students enrolled in full-time Running Start, and prekindergarten. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Figure 9: Historical Enrollment (FTE) by School and Grade Group

School Name	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2017–18 to 2022–23
Cougar Creek ES	400.10	418.43	386.86	364.64	377.80	357.83	-42.27
English Crossing ES	325.63	322.00	332.63	320.00	330.91	325.00	-0.63
Lakewood ES	378.00	367.07	371.50	356.11	425.81	446.87	68.87
K–5 Total	**1,103.73**	**1,107.50**	**1,090.99**	**1,040.75**	**1,134.52**	**1,129.70**	**25.97**
Lakewood MS	570.60	576.55	649.11	621.53	584.08	596.10	25.50
6–8 Total	**570.60**	**576.55**	**649.11**	**621.53**	**584.08**	**596.10**	**25.50**
Lakewood HS	685.80	693.13	707.08	736.57	798.70	787.81	102.01
9–12 Total	**685.80**	**693.13**	**707.08**	**736.57**	**798.70**	**787.81**	**102.01**
District-wide Total	**2,360.13**	**2,377.18**	**2,447.18**	**2,398.85**	**2,517.30**	**2,513.61**	**153.48**

Lakewood School District October 2017–18 to 2022–23 enrollment (FTE) by school. Enrollment values omit students enrolled in full-time Running Start, and prekindergarten. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Figure 10: 2022–2023 Elementary School Enrollment Patterns Residence-Attendance Matrix

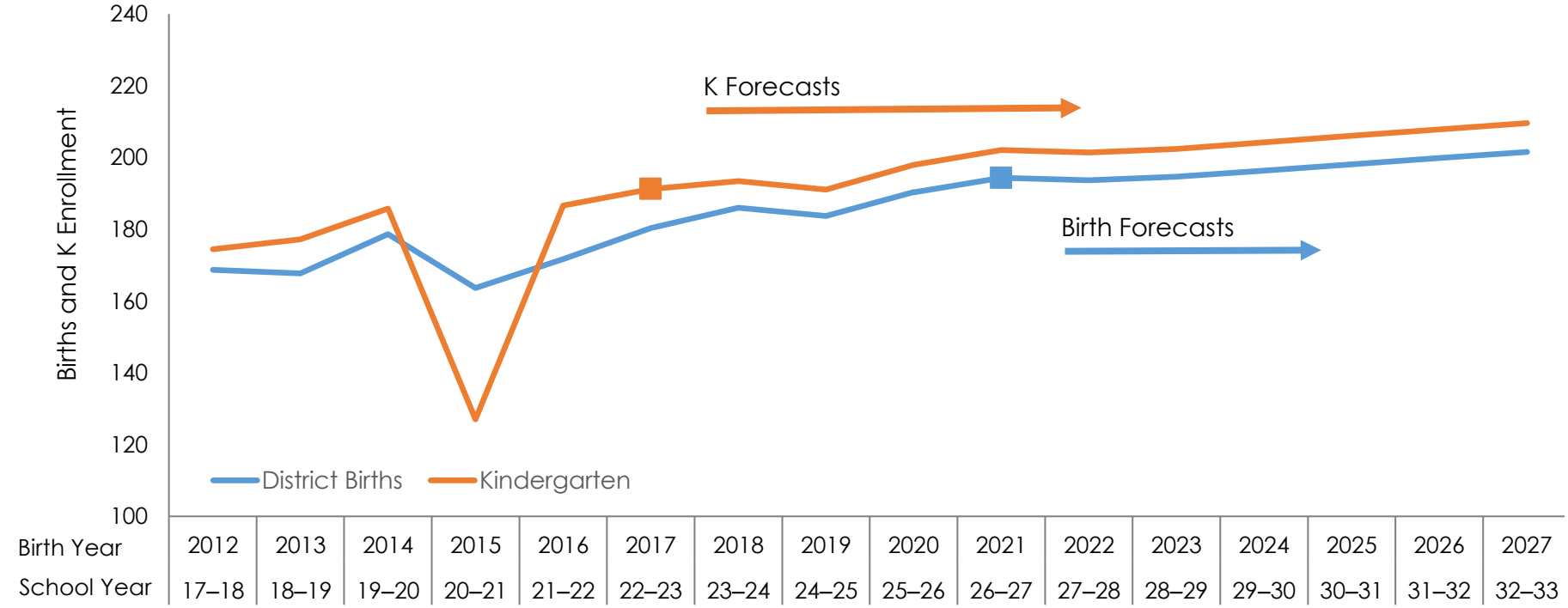
School of Attendance / Attendance Area	Residence Count	Cougar Creek ES	English Crossing ES	Lakewood ES	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Cougar Creek ES	356	251	15	90	70.5%	105	29.5%
English Crossing ES	308	18	264	26	85.7%	44	14.3%
Lakewood ES	315	17	10	288	91.4%	27	8.6%
K-5 Subtotals	979	286	289	404	82.0%	176	18.0%
Out of District	157	77	36	44		157	
K-5 Totals	1,136	363	325	448		333	
Transfer In Student Total	333	112	61	160			
Transfer In Rate	29.3%	30.9%	18.8%	35.7%			

Lakewood School District October 2022–23 enrollment.Residence counts are based on current attendance area boundaries, as of the 2022–23 school year.

Figure 11: District Births and Kindergarten Enrollment (FTE)

Birth Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Forecasts → 2022	2023	2024	2025	2026	2027
Births	169	168	179	164	172	180	186	184	190	194	194	195	196	198	200	202

School Year	17–18	18–19	19–20	20–21	21–22	22–23	Forecasts → 23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33
Kindergarten	174	177	186	127	187	191	193	191	198	202	201	202	204	206	208	210
Ratio	1.03	1.06	1.04	0.78	1.09	1.06	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04



Births to mothers residing within the district boundary from the Washington Department of Health for 2012 to 2021 and historical and forecasted students enrolled at district schools in the 2017–18 to 2032–33 school years, including students residing outside of the District. Birth cohorts are aligned with kindergarten cohorts (e.g., the births within the 2019 birth year represent an allocation of one-third of 2018 births and two-thirds of 2019 births, estimating the September to August birth cohort). The ratio is calculated by dividing each K enrollment by the births five years earlier (e.g., October 2019 K divided by 2014 births). Births from 2022 to 2027, which inform K classes beginning with the 2027–28 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.

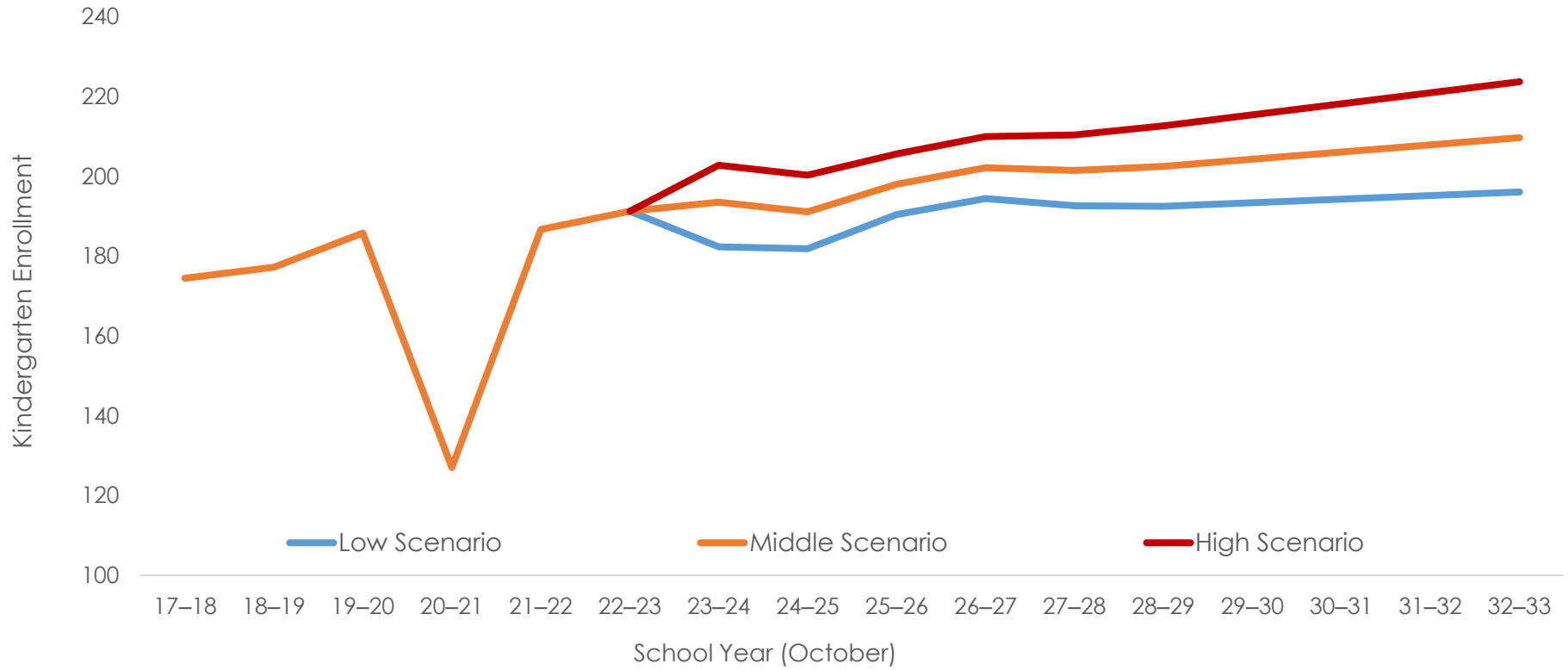
Figure 12: Grade Progression Ratios

Grade Progression Ratios	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	3-year pre-COVID Average	2023–24 Forecast	2024–25 Forecast	2025–26 to 2032–33 Forecast
K–1	1.09	1.02	1.03	1.02	1.21	1.01	1.04	1.02	1.02	1.02
1–2	1.08	1.08	1.00	0.94	1.09	1.00	1.05	1.03	1.03	1.02
2–3	1.05	0.96	1.02	1.03	1.10	1.01	1.01	1.03	1.02	1.02
3–4	1.02	1.00	1.08	0.97	1.07	1.08	1.03	1.03	1.03	1.02
4–5	1.02	0.97	0.99	1.01	1.08	0.95	0.99	1.00	1.00	1.00
5–6	1.05	1.05	1.05	1.02	1.08	1.08	1.05	1.05	1.05	1.05
6–7	0.96	1.08	1.09	0.99	0.98	1.05	1.04	1.03	1.03	1.03
7–8	1.02	1.06	1.04	1.06	0.94	0.97	1.04	1.03	1.03	1.03
8–9	0.94	1.05	1.04	1.08	1.01	1.06	1.01	1.03	1.03	1.03
9–10	1.03	0.97	1.01	0.95	0.96	0.96	1.01	0.99	0.99	0.99
10–11	0.90	0.88	0.91	0.87	0.97	0.93	0.90	0.90	0.90	0.90
11–12	0.93	0.83	0.79	0.87	0.98	0.84	0.85	0.85	0.85	0.85

Historical and middle scenario forecast grade progression ratios (GPR) based on October enrollment. GPRs are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, 150 kindergarteners in 2017 becoming 140 first graders in 2018 yields a GPR of 0.93. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and new students join existing cohorts. A GPR value greater than 1.0 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.0 indicates that the student cohort decreased in size from one grade to the next.

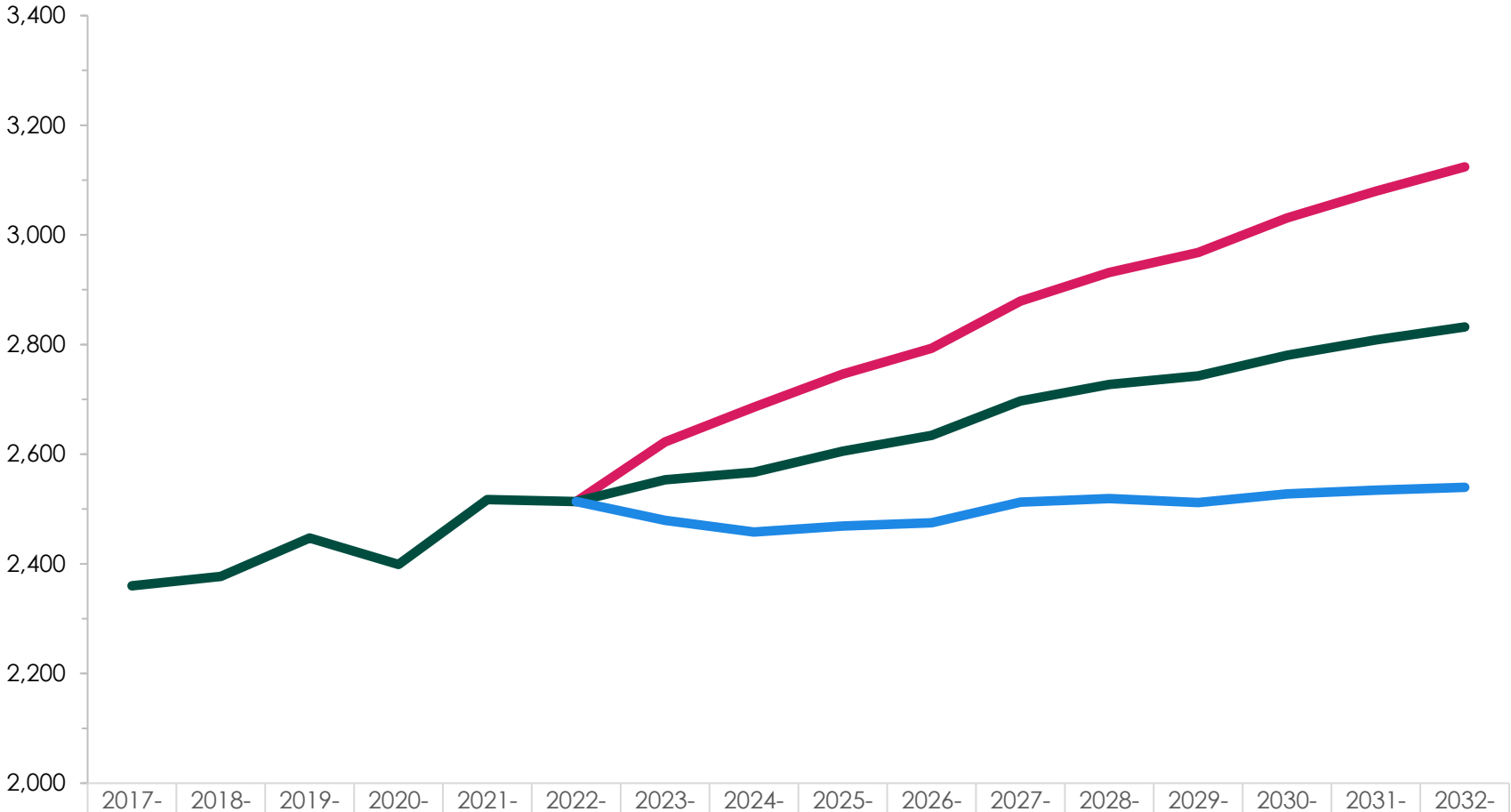
Figure 13: Kindergarten Enrollment (FTE) and Ratio to Births

	K Enrollment						*Forecasts* →									
Scenario	**17–18**	**18–19**	**19–20**	**20–21**	**21–22**	**22–23**	**23–24**	**24–25**	**25–26**	**26–27**	**27–28**	**28–29**	**29–30**	**30–31**	**31–32**	**32–33**
Low						191	182	182	190	194	193	192	193	194	195	196
Ratio to Births						1.06	0.98	0.99	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Middle	174	177	186	127	187	191	193	191	198	202	201	202	204	206	208	210
Ratio to Births	1.03	1.06	1.04	0.78	1.09	1.06	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
High						191	203	200	206	210	210	213	215	218	221	224
Ratio to Births						1.06	1.09	1.09	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08



Historical kindergarten students attending District schools in the 2017–18 to 2022–23 school years, and FLO Analytics forecasts of kindergarten enrollment under low, middle, and high scenarios. Ratios are calculated by dividing each K class by the historical and forecast live birth totals five years earlier (e.g., October 2018 K divided by 2012–13 births).

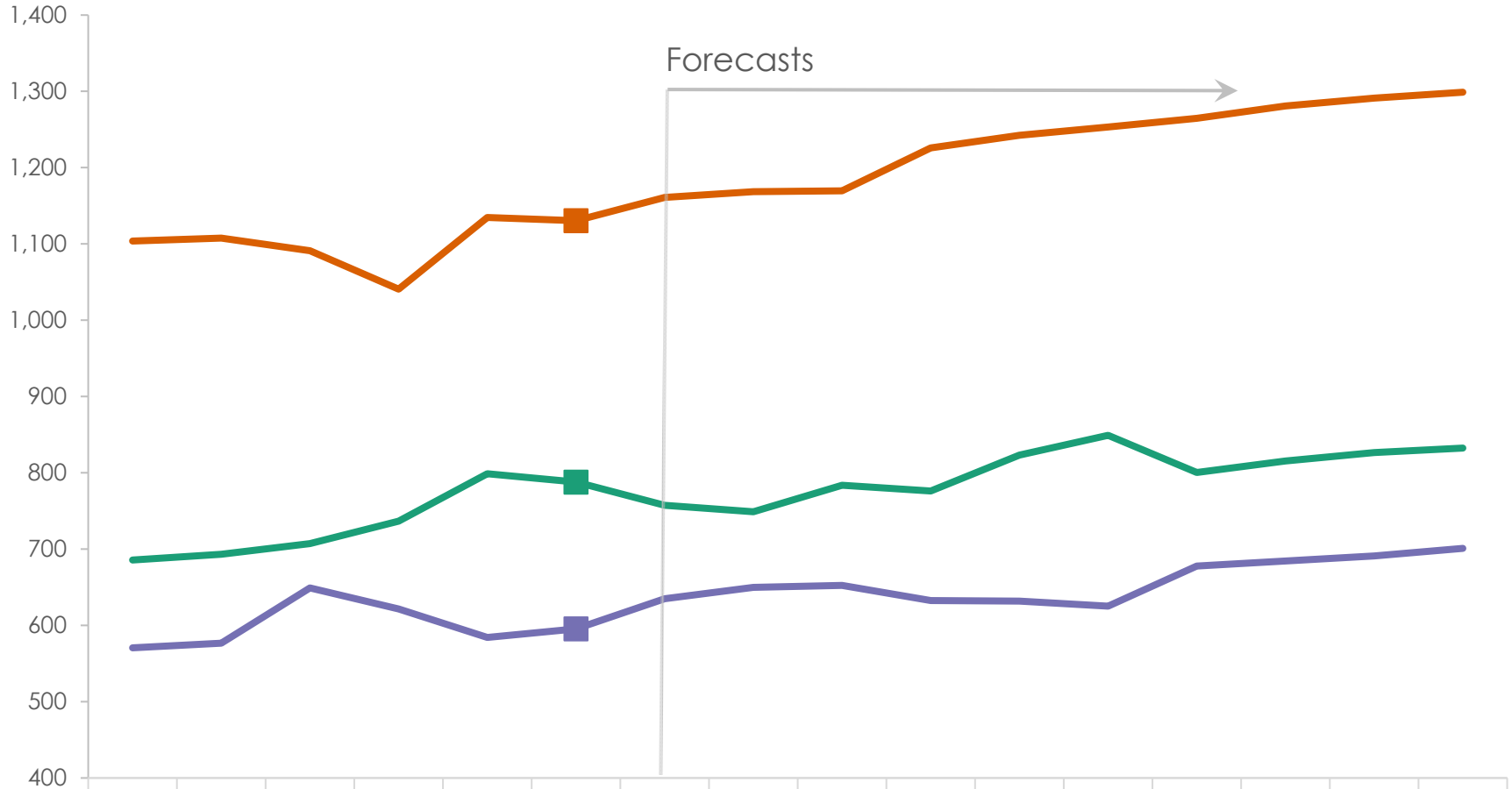
Figure 14: District-wide Enrollment Forecasts: Low, Middle, and High Scenarios



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
High						2,514	2,622	2,686	2,746	2,793	2,879	2,931	2,968	3,031	3,080	3,124
Middle	2,360	2,377	2,447	2,399	2,517	2,514	2,553	2,567	2,605	2,634	2,697	2,727	2,743	2,780	2,809	2,832
Low						2,514	2,479	2,458	2,469	2,475	2,513	2,519	2,512	2,528	2,534	2,540

Lakewood School District October 2017-18 to 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts. Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 15: District-wide Enrollment Forecasts by Grade Group: Middle (Preferred) Scenario



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K–5	1,104	1,108	1,091	1,041	1,135	1,130	1,161	1,168	1,170	1,226	1,242	1,253	1,265	1,281	1,291	1,299
6–8	571	577	649	622	584	595	635	650	652	633	632	625	678	684	691	701
9–12	686	693	707	737	799	788	757	749	784	776	823	849	800	815	826	832

Lakewood School District October 2017-18 to 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	191.21	193.44	191.01	197.95	202.11	201.39	202.41	204.21	206.02	207.82	209.62
1	188.54	195.95	198.23	195.75	202.85	207.12	206.38	207.43	209.28	211.12	212.97
2	155.00	194.66	201.33	202.69	200.15	207.41	211.77	211.02	212.09	213.98	215.87
3	207.73	158.95	198.65	205.45	206.84	204.24	211.66	216.10	215.34	216.43	218.36
4	203.00	214.60	164.20	203.23	210.19	211.61	208.95	216.54	221.09	220.31	221.42
5	184.94	203.31	214.92	164.45	203.54	210.51	211.93	209.27	216.87	221.42	220.64
6	221.69	193.94	213.20	225.39	172.45	213.44	220.76	222.24	219.46	227.42	232.20
7	205.67	229.24	200.55	220.47	233.06	178.33	220.71	228.28	229.81	226.93	235.17
8	168.02	211.79	236.06	206.51	227.03	240.00	183.63	227.28	235.07	236.65	233.68
9	228.17	172.69	217.67	242.62	212.25	233.33	246.66	188.73	233.59	241.60	243.22
10	207.20	226.23	171.21	215.82	240.55	210.44	231.34	244.56	187.13	231.60	239.54
11	204.03	185.65	202.69	153.40	193.37	215.53	188.55	207.28	219.12	167.66	207.51
12	148.41	172.85	157.27	171.71	129.96	163.81	182.59	159.73	175.60	185.63	142.03
K–5	1,130.42	1,160.91	1,168.35	1,169.51	1,225.67	1,242.28	1,253.10	1,264.57	1,280.68	1,291.08	1,298.88
6–8	595.38	634.97	649.81	652.37	632.54	631.77	625.10	677.80	684.34	691.01	701.05
9–12	787.81	757.40	748.85	783.55	776.12	823.11	849.14	800.30	815.43	826.49	832.31
Total	2,513.61	2,553.28	2,567.02	2,605.43	2,634.34	2,697.16	2,727.35	2,742.68	2,780.45	2,808.57	2,832.24

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 17: Enrollment Forecasts by School/Program

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33
Cougar Creek ES	357.83	368.97	375.29	384.55	407.67	417.72	451.50
English Crossing ES	325.00	333.74	341.96	343.42	367.73	372.50	383.11
Lakewood ES	446.87	458.20	451.10	441.54	450.27	452.06	464.27
K–5 Total	**1,129.70**	**1,160.91**	**1,168.35**	**1,169.51**	**1,225.67**	**1,242.28**	**1,298.88**
Lakewood MS	596.10	634.97	649.81	652.37	632.54	631.77	701.05
6–8 Total	**596.10**	**634.97**	**649.81**	**652.37**	**632.54**	**631.77**	**701.05**
Lakewood HS	787.81	757.40	748.85	783.55	776.12	823.11	832.31
9–12 Total	**787.81**	**757.40**	**748.85**	**783.55**	**776.12**	**823.11**	**832.31**
District-wide Total	**2,513.61**	**2,553.28**	**2,567.02**	**2,605.43**	**2,634.34**	**2,697.16**	**2,832.24**

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 18: Enrollment (FTE) Forecasts by Individual Grade: Low Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	191.21	182.28	181.83	190.33	194.33	192.54	192.41	193.32	194.22	195.13	196.03
1	188.54	184.48	183.15	182.70	191.24	195.26	193.46	193.33	194.24	195.15	196.06
2	155.00	190.89	185.86	185.44	184.98	193.63	197.70	195.88	195.75	196.67	197.59
3	207.73	155.07	192.89	187.80	187.38	186.91	195.66	199.77	197.92	197.79	198.72
4	203.00	208.37	157.10	195.41	190.25	189.82	189.36	198.21	202.38	200.51	200.38
5	184.94	201.28	208.68	158.12	196.68	191.49	191.06	190.59	199.50	203.70	201.82
6	221.69	188.39	207.05	214.67	162.65	202.32	196.98	196.54	196.06	205.22	209.54
7	205.67	224.81	192.93	212.03	219.83	166.57	207.19	201.72	201.27	200.77	210.16
8	168.02	207.68	229.25	196.74	216.22	224.17	169.86	211.28	205.71	205.25	204.74
9	228.17	167.65	210.33	233.32	200.23	220.06	228.16	172.88	215.04	209.36	208.89
10	207.20	218.24	163.70	205.38	227.83	195.52	214.89	222.79	168.81	209.98	204.44
11	204.03	181.50	193.35	145.04	181.96	201.85	173.23	190.38	197.39	149.56	186.04
12	148.41	168.76	151.95	161.87	121.42	152.33	168.98	145.02	159.38	165.24	125.21
K–5	1,130.42	1,122.37	1,109.51	1,099.80	1,144.87	1,149.67	1,159.65	1,171.10	1,184.01	1,188.94	1,190.60
6–8	595.38	620.88	629.22	623.44	598.71	593.06	574.03	609.55	603.03	611.24	624.44
9–12	787.81	736.15	719.33	745.61	731.45	769.77	785.26	731.07	740.62	734.15	724.58
Total	2,513.61	2,479.39	2,458.06	2,468.84	2,475.03	2,512.50	2,518.94	2,511.72	2,527.67	2,534.34	2,539.61

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (low scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Figure 19: Enrollment (FTE) Forecasts by Individual Grade: High Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	191.21	202.74	200.20	205.56	209.88	210.33	212.58	215.35	218.12	220.89	223.66
1	188.54	202.64	212.83	208.16	213.74	218.23	218.70	221.04	223.92	226.80	229.68
2	155.00	198.43	211.25	219.75	214.92	220.68	225.32	225.80	228.22	231.19	234.17
3	207.73	162.82	206.46	217.68	226.44	221.47	227.40	232.18	232.68	235.17	238.24
4	203.00	218.75	169.83	213.29	224.88	233.93	228.79	234.92	239.86	240.37	242.95
5	184.94	211.43	225.65	173.49	217.88	229.72	238.96	233.71	239.98	245.02	245.55
6	221.69	197.64	223.83	236.63	181.93	228.48	240.90	250.59	245.09	251.66	256.94
7	205.67	233.67	206.35	231.46	244.69	188.13	236.27	249.11	259.13	253.44	260.23
8	168.02	215.90	242.96	212.49	238.35	251.97	193.73	243.30	256.52	266.84	260.98
9	228.17	177.73	226.22	252.14	220.51	247.35	261.49	201.04	252.49	266.21	276.92
10	207.20	231.93	178.88	225.42	251.25	219.74	246.48	260.57	200.33	251.60	265.27
11	204.03	191.86	214.76	163.85	206.48	230.14	201.27	225.77	238.67	183.50	230.46
12	148.41	176.93	166.37	186.23	142.08	179.05	199.57	174.54	195.78	206.97	159.12
K–5	1,130.42	1,196.82	1,226.22	1,237.93	1,307.74	1,334.36	1,351.76	1,363.01	1,382.78	1,399.45	1,414.24
6–8	595.38	647.22	673.15	680.58	664.97	668.58	670.89	742.99	760.74	771.93	778.15
9–12	787.81	778.44	786.23	827.64	820.33	876.28	908.81	861.91	887.27	908.27	931.77
Total	2,513.61	2,622.48	2,685.60	2,746.15	2,793.04	2,879.22	2,931.46	2,967.92	3,030.78	3,079.66	3,124.16

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (high scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2022-2027

Adopted: August 3, 2022

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS
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INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County") and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management ("OFM") population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

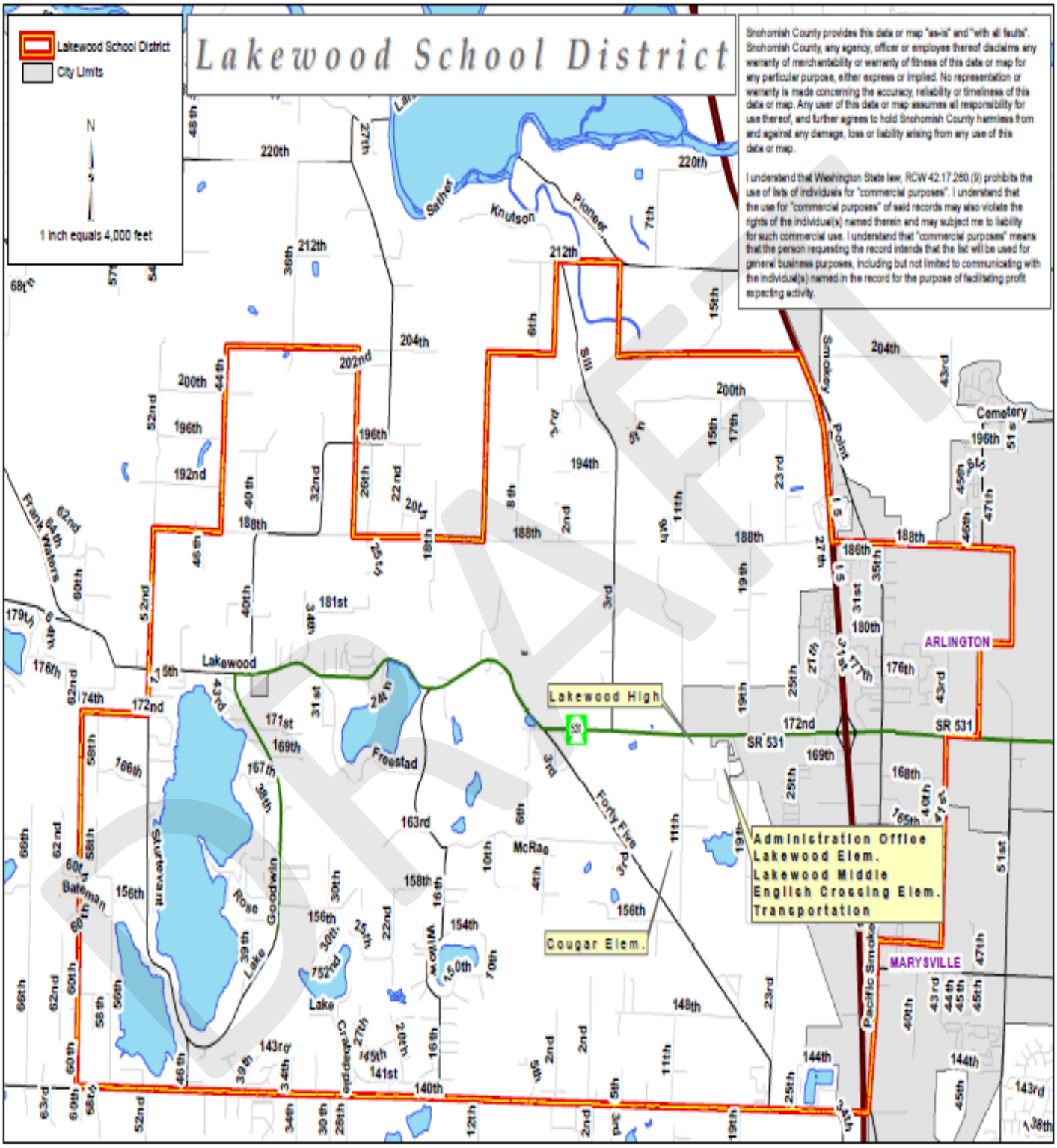
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a student population of 2,574 (October 1, 2021, reported OSPI HC enrollment) with three elementary schools, one middle school, and one high school.

FIGURE 1
MAP OF FACILITIES



SECTION 2
DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- K-5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K through 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Developmentally Delayed Preschool Program - Ages 3 to 5
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- Special Education EBD Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- Speech and Language Disorder Therapy Program
- Learning Assistance Program – Remedial Services (Learning Lab)
- Occupational Therapy Program
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- 3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- 6th-8th Grade Special Education Life Skills Program
- Bilingual Education Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- 6th – 8th EBD Program
- 6th – 8th Grade Counseling Services

Lakewood High School

- 9th-12th Grade Special Education Resource Room and Transition Program
- 6th-12th Grade Special Education Life Skills Program
- Bilingual Education Program
- Occupational Therapy Program
- Speech and Language Disorder Program
- 9th – 12th Grade Counseling Program

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space

modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards For Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.
- All students will have access to computer labs. Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:

  Counseling Offices
  Resource Rooms (i.e. computer labs, study rooms)
  Special Education Classrooms

Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2019-20 and 2020-21, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	18.86	28	26.08	30	22.59

2020-21 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	18.17	28	23.11	30	22.88

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3
CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

Table 1
School Capacity Inventory

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*****	**131,047**	**58**	**1,170**	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	27	670	1971, 1994, 2002, 2022

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.
**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 15 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	**12**	**240**

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	**3**	**78**

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	**0**	**0**

TOTAL	**15**	**318**

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2021, reported enrollment was 2,574 HC students (2,517.3 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,685 students are expected to be enrolled in the District by 2027, a slight increase from the October 2021 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically, the cohort method has not proven to be a reliable measure for the Lakewood School District. For example, the cohort projection in 2017 predicted that the District's October 2019 enrollment would be 2,423, about 91 fewer students than the actual October 2019 enrollment figures. The 2021 cohort projections for 2027 show a 4.3% projected increase by the 2027 school year. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's student enrollment constituted approximately 14.58% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 14.58% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,757 students in 2027, or an approximately 7.11% increase. See Appendix A-2.

The District obtained in 2022 an enrollment forecast from a professional demographer, FLO Analytics. Based on this analysis, a total enrollment of 2,791, or 274 additional students, are expected by the 2027-28 school year. This projection is an increase of approximately 10.9% over 2021 enrollment. Growth is projected at all three grade levels. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-3.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2022-2027

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2020-27	Percent Change 2010-27
OFM/County	**2,574**	**2,604**	**2,635**	**2,666**	**2,696**	**2,727**	**2,757**	**183**	**7.11%**
OSPI Cohort**	**2,574**	**2,572**	**2,608**	**2,613**	**2,627**	**2,637**	**2,685**	**111**	**4.3%**
District***	**2,517**	**2,527**	**2,580**	**2,617**	**2,663**	**2,709**	**2,791**	**274**	**10.89%**

***** Actual reported enrollment, October 2021 (headcount for OFM/OSPI; FTE for District)
**Based upon the cohort survival methodology; complete projections located at Appendix A..
***FLO Analytics (2022) using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,512. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	1,145	1,562
Middle School (6-8)	584	797
High School (9-12)	845	1,153
TOTAL (K-12)	**2,574**	**3,512**

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5
CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of "unhoused students."

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2021-22 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are "growth related" for the years 2022-2027. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2021-2027

Grade Span	2021**	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Pct. Growth Related
Elementary (K-5)								
Total	0	0	12	40	35	77	80	
Growth Related	--	--	12	40	35	77	80	100%
Middle School (6-8)								
Total	0	0	0	0	5	0	28	
Growth Related	--	--	--	--	5	0	28	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.
**Actual October 2021 Enrollment
***Additional "Growth Related Capacity Needs" equal the "Total" for each year less "deficiencies" existing as of 2021. Existing deficiencies as of 2021 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2027), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	80/(80)
Middle School (6-8)	28/(28)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	108/(108)

Again, planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2027 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	80/(80)	240
Middle School (6-8)	28/(28)	78
High School (9-12)	-/(-)	0
Total (K-12)	108(108)	**318**

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2022-2027

Elementary School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Added Permanent Capacity							
Total Permanent Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Enrollment`	1,135	1,149	1,182	1,210	1,205	1,247	1,250
Surplus (Deficiency)**	35	21	(12)	(40)	(35)	(77)	(80)

* Reported October 2021 FTE enrollment
** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	584	589	631	647	675	661	698
Surplus (Deficiency)**	86	81	39	23	(5)	9	(28)

* Reported October 2021 FTE enrollment
**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	799	790	766	760	783	800	843
Surplus (Deficiency)**	51	60	84	90	67	50	7

* Reported October 2021 enrollment
**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.
See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.
Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a $14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a $66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2022 in the space between Lakewood Middle School and Lakewood Elementary School to add K-5 interim capacity at LES. Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan. The District is not planning for permanent capacity improvements as a part of this CFP update. Future updates to this CFP will identify updated plans and funding sources.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a $14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a $66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 58.28% funding percentage level. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	$0.50		$0.50	$0.50	$0.50	$0.75	$2.750	X		X
Site Acquisition			$0.775				$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2022	2021	2022	2023	2024	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7
SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan ("GPP") which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP, become effective following County Council adoption of the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do

not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When calculating impact fees, the District uses the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.126
Middle	.079
High	.063
Total	**.268**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.026
Middle	.000
High	.000
Total	**.026**

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.101
Middle	.038
High	.045
Total	**.184**

Projected Student Capacity per Facility

N/A

Required Site Acreage per Facility

Facility Construction/Cost Average

N/A

Permanent Facility Square Footage

Elementary		131,047
Middle		62,835
High		169,000
Total	**97.12%**	**362,882**

Temporary Facility Square Footage

Elementary		6,656
Middle		512
High		3,584
Total	**2.88%**	**10,752**

Total Facility Square Footage

Elementary		137,703
Middle		63,347
High		172,584
Total	**100.00%**	**373,634**

Average Site Cost/Acre

N/A

Temporary Facility Capacity

Capacity	20/26
Cost	$250,000

State Match Credit

Current State Match Percentage	58.28% (not expected)

Construction Cost Allocation

Current CCA	246.83

District Average Assessed Value

Single Family Residence	$500,494

District Average Assessed Value

Multi Family (1 Bedroom)	$169,461
Multi Family (2+ Bedroom)	$239,226

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate for Bonds

Current/$1,000	$1.32

General Obligation Bond Interest Rate

Bond Buyer Index (avg February 2022)	2.45%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	$0
Multi-Family (1 Bedroom)	$0
Multi-Family (2+ Bedroom)	$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

ACTUAL STUDENT ENROLLMENT 2016-2021
PROJECTED STUDENT ENROLLMENT 2022-2027
Based on OSPI Cohort Survival*

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Lakewood(31306)

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**SURVIVAL**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**
Kindergarten	162	175	178	188	128	189		170	171	171	171	171	171
Grade 1	159	176	179	183	191	156	107.43%	203	183	184	184	184	184
Grade 2	167	173	190	177	172	209	103.80%	162	211	190	191	191	191
Grade 3	227	174	166	194	184	188	103.09%	215	167	218	196	197	197
Grade 4	174	231	175	179	189	195	102.71%	193	221	172	224	201	202
Grade 5	182	177	223	173	181	208	101.65%	198	196	225	175	228	204
K-5 Sub-Total	1,071	1,106	1,111	1,094	1,045	1,145		1,141	1,149	1,160	1,141	1,172	1,149
Grade 6	181	192	186	235	176	194	104.97%	218	208	206	236	184	239
Grade 7	202	174	206	204	232	173	102.02%	198	222	212	210	241	188
Grade 8	187	206	185	213	216	217	102.22%	177	202	227	217	215	246
6-8 Sub-Total	570	572	577	652	624	584		593	632	645	663	640	673
Grade 9	199	176	217	192	229	216	102.14%	222	181	206	232	222	220
Grade 10	170	207	171	220	182	224	99.03%	214	220	179	204	230	220
Grade 11	179	173	203	174	208	188	99.88%	224	214	220	179	204	230
Grade 12	170	174	157	182	159	217	94.65%	178	212	203	208	169	193
9-12 Sub-Total	718	730	748	768	778	845		838	827	808	823	825	863
DISTRICT K-12 TOTAL	2,359	2,408	2,436	2,514	2,447	2,574		2,572	2,608	2,613	2,627	2,637	2,685

Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization *Printed Feb 23, 2022*

Table A-2

AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)***

Enrollment by Grade Span	Oct. 2021*	Avg. %age	2022	2023	2024	2025	2026	2027
Elementary (K-5)	1,145	44.48%	1,158	1,172	1,186	1,199	1,213	1,226
Middle School (6-8)	584	22.69%	591	598	605	612	619	626
High School (9-12)	845	32.83%	855	865	875	885	895	905
TOTAL**	**2,574**	**100%**	**2,604**	**2,635**	**2,666**	**2,696**	**2,727**	**2,757**

*Actual October 2021 HC Enrollment.
** Totals may vary due to rounding.
***Using average percentage by grade span.

Table A-3

PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)**

Updated 6-Year Forecast (based on October 2021 FTE Enrollment)

Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	162.00	174.40	177.15	185.72	127.02	186.60	183.17	192.32	184.18	179.10	175.02	183.17
1	159.00	176.00	177.72	182.27	189.08	154.32	193.71	190.59	200.58	192.53	187.64	183.80
2	166.45	172.03	190.00	177.00	171.56	205.77	162.42	204.34	201.50	212.55	204.48	199.74
3	226.05	174.00	166.00	194.00	183.09	187.89	215.85	170.77	215.34	212.83	225.00	216.95
4	174.00	230.30	174.36	179.00	189.00	195.38	195.70	225.35	178.69	225.84	223.72	237.06
5	182.00	177.00	222.27	173.00	181.00	204.56	198.04	198.84	229.50	182.41	231.08	229.45
6	181.00	190.60	186.00	232.92	175.91	195.00	214.39	207.87	209.02	241.62	192.34	244.03
7	202.00	174.00	205.55	203.19	230.90	173.00	199.17	219.32	212.98	214.50	248.34	197.99
8	187.00	206.00	185.00	213.00	214.72	216.08	175.10	203.94	224.92	218.77	220.67	255.88
9	198.40	175.20	216.52	191.54	229.00	216.28	220.69	180.80	212.88	234.95	228.70	230.86
10	168.80	205.20	170.52	219.09	182.00	220.04	215.22	215.39	180.20	212.34	234.55	228.49
11	165.00	152.60	179.82	154.76	190.73	176.22	199.21	195.02	195.35	163.58	192.92	213.29
12	144.60	152.80	126.27	141.69	134.84	186.16	154.68	175.02	171.49	171.94	144.11	170.11
K-5	***1,069.50***	***1,103.73***	***1,107.50***	***1,090.99***	***1,040.75***	***1,134.52***	***1,148.89***	***1,182.20***	***1,209.78***	***1,205.25***	***1,246.95***	***1,250.16***
6-8	***570.00***	***570.60***	***576.55***	***649.11***	***621.53***	***584.08***	***588.66***	***631.13***	***646.93***	***674.89***	***661.34***	***697.90***
9-12	***676.80***	***685.80***	***693.13***	***707.08***	***736.57***	***798.70***	***789.80***	***766.23***	***759.91***	***782.81***	***800.28***	***842.75***
K-12	***2,316.30***	***2,360.13***	***2,377.18***	***2,447.18***	***2,398.85***	***2,517.30***	***2,527.35***	***2,579.56***	***2,616.63***	***2,662.94***	***2,708.57***	***2,790.81***

APPENDIX B

STUDENT GENERATION FACTOR REVIEW

MEMORANDUM

To:	John Poolman Executive Director of Finance Lakewood School District	Date:	April 4, 2022
From:	Tyler Vick Managing Director Benjamin Maloney Demographer/Data Analyst	Project No.:	F1867.01.004

Re: Student Generation Report— Lakewood School District

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right–of–way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2022-2027 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

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C. CFAC MEETING PRESENTATIONS

Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 1: Educational Programs & Standards

February 21, 2023







McGRANAHAN architects

Welcome!!

Today's Agenda: Kick-off Meeting

Introductions: Who I am. My connection to Lakewood Schools.

What I hope to learn.

Team Agreement: What We Each Need, What We Each Offer

Priority Ranking Survey

Break (5 min)

Educational Programs and Standards

Discussion

Review Survey Results/Reflect/Close

Kick-off Meeting

Introductions

Who I am

My connection to Lakewood Schools

What I hope to learn



Kick-off Meeting

Team Agreement

What We Each Need

What We Each Offer



Our Plan for the Process

Meeting 1: **Educational Programs & Standards**	February 21	Lakewood High School
Meeting 2: **Age/Condition, Utilization, Capacity & Growth**	March 7	Lakewood Middle School
Meeting 3: **Atmosphere and Fitness for Use**	March 21	Lakewood ES (Tour Admin)
Meeting 4: **Safety, Accessibility & Preservation**	April 11	English Crossing Elementary
Community Meeting: Share Our Findings	April 18	LMS Cougar Hall
Meeting 5: **Prioritizing Short-Term Needs** (3-4 year timeframe)	April 25	Cougar Creek Elementary
Meeting 6: **Prioritizing Long-Term Needs** (4-12 year timeframe)	May 9	Lakewood Middle School
Community Meeting: Share Our Findings	May 16	Lakewood HS Commons
Meeting 7: **RECOMMENDATIONS Short-Term Needs**	May 23	Lakewood Elementary
Meeting 8: **RECOMMENDATIONS Long-Term Needs**	June 13	Lakewood High School
School Board Study Session: Findings & Recommendations	August 23	Lakewood HS Library
Meeting 9: **FINAL RECOMMENDATIONS Short/Long-Term Needs**	Sept 12	Lakewood High School
School Board Meeting: Present Final Recommendations	October 4	Lakewood HS Library

CFAC Priority Ranking Survey

Growth/Future Enrollment Capacity

(new buildings, additions to existing schools and property purchase)

Educational Mission

(academics, athletics/fitness, visual/performing arts, tech/engineering, special needs, etc.)

Facility Condition Improvements to Existing Schools

(repairs/renovations)

Greater Variety of Learning Settings Beyond the Classroom

(studios, labs, shops, stage, shared settings for collaborative learning)

Equity

(learning support for special needs, display/expression of student identity,
support for different learning styles, sense of belonging)

CFAC Priority Ranking Survey

Longevity & Maintenance

(long-lasting materials like brick and metal exterior finishes, easy to clean materials like rubber and concrete flooring, native planting to reduce maintenance)

Student/Family Support Services

(space for counseling services, food/clothing distribution, language support, etc.)

Energy Efficiency & Environmental Responsibility

(daylighting interior spaces, heat recovery systems, ground source energy system, photovoltaic electricity generation)

Community Use of District Facilities

(athletics, performances, continuing education, community groups, fields, etc.)

Support Service Facilities

(maintenance, transportation, food service & district office)

Discussion/Observations/Questions

2011 Study and Survey

Higher Priorities:

High School modernization and improvements;
(extensive remodel of existing main building)

Student expansion at Lakewood High School;
(new classroom/lab building addition, replacement of shop/lab buildings)

Athletic facilities improvements (new track/field, upgrade fields, tennis courts)

Increased seating for visitors at the outdoor stadium (refurbish/expand stadium building)

Middle School modernization and improvements; (buildings b & d)

Replacement of 11 relocatable classrooms;

Student expansion at Lakewood Middle School; (add'l area as needed)

2011 Study and Survey

Lower Priorities:

Lakewood Elementary School modernization/replacement; (modernize/replace buildings a, b & d)

Replace Administration Building;

Bus Garage improvements;

Replace Business Office Building

Main shop replaced and space given to Lakewood MS

Acquisition of a new transportation site or expansion Acquisition of a new high school or middle school site

2012-2014: Phase 1 - 2-year Capital Levy

Heating & Ventilation Systems Controls
Upgrade heating and ventilation systems controls district-wide

English Crossing
Re-roof entire building

Lakewood Middle School
Re-roof Building A
Limited modernization within select buildings

Stadium (replace/repair surfaces to prevent further water damage)
Re-roof upper structure
Waterproofing on concrete seating deck

Portables at Lakewood Elementary & Middle School
Purchase/install new portables, remove old portables Remove additional older portables as funds allow

Technology
Continue the District's Technology Plan

Lakewood High School
Partial planning, design, and permitting for major modernization & additions

2014: Phase 2 – Capital Bond

High School Major Modernization and Addition
Renovate the main building of the high school
Replace the shop and science buildings, and add new permanent area
Site improvements including athletic fields, track and tennis courts, parking and traffic improvements

What Was Eventually Done
Replacement of the Entire High School
Site improvements including athletic fields, track and tennis courts, parking and traffic improvements

Break - 5 minutes



LAKEWOOD COMPACT: A SMALL DISTRICT GOING BIG PLACES

Strategic Priorities in the Lakewood School District

The Lakewood School District is a rapidly changing and growing community which has placed students at its center. Our changing demographics present our schools with opportunities to embrace welcoming, inclusive and culturally responsive practices that foster a sense of belonging for each student and their family. Our greatest challenges are our greatest opportunities. We have the responsibility to design our instructional resources, services, policies and facilities in service to relationships dedicated to the growth of each child. To these ends and in the following areas staff, administrators, students and community leaders will work together to fulfill the following commitments:



Service, Leadership and a Community of Caring



Equitable Access to Powerful Learning



Collaborative Community and Programmatic Partnerships

Service, Leadership and a Community of Caring

- Cultivate a sense of ownership and belonging among students by developing their leadership skills in academic and non-academic endeavors.
- Build partnerships and practices with students and families, from registration to graduation, that place community at the center of the school and the school at the center of the community.
- Expand student agency in the world outside of Lakewood through a variety of classroom, family and community based activities or forums.
- Provide daily access to health services for each staff member and student in our district.
- Support all staff as stewards of healthy, caring, creative relationships centered on the social-emotional growth of students.
- Provide supports to each staff member that reinforce self-care and personal health.
- Invest in the development of staff leadership at all levels of our district.

Equitable Access to Powerful Learning

- Review and redesign school district policies, communications and practices that eliminate physical, financial, racial and cultural barriers to learning.
- Expand academic and vocational experiences that encourage each student to pursue their passions in the Lakewood school community.
- Ensure equitable access to high-level, challenging course offerings that provide multiple pathways to college and careers.
- Continue to place literacy at the center of student and professional learning across disciplines.
- Ensure that each student and family experience the benefit of instructional resources, technology systems, and services.
- Build culturally responsive academic support systems that remove barriers to high achievement.
- Enhance support systems for students with disabilities that leverage parent voice, support smooth transitions and provide the most intensive instruction while maximizing inclusion in general education.

Collaborative Community and Programmatic Partnerships

- Extend community resources and services to each student in need of mental health and social-emotional supports.
- Pursue academic and vocational partnerships outside of Lakewood schools that prepare students for learning and life after high school.
- Enhance transportation services in ways that increase student participation in a full range of academic and in non-academic activities.
- Enhance food service programs in ways that expand student choice, cultural experiences and food security to families in our community.
- Develop and expand professional learning communities between and across grade levels.
- Facilitate community collaboration that prioritizes safe, healthy and dynamic learning relationships in school district operations and facility use.
- Foster public partnerships at the local, county and state levels that support safe, welcoming neighborhoods, facilities and services in our district.

Board Charter

Review the previous CFAC recommendation in the previous Study and Survey (2011)

Review and revise current space and service standards as needed

Review facilities improvements completed since the previous Study and Survey

Review the physical conditions of the district facilities

Evaluate district operational systems through the lens of their efficiency and longevity

Review district demographic and student growth projections to anticipate future needs

Review the programmatic needs of the district based on current and anticipated educational trends or requirements, including instructional and educational models likely to be in place in the district

Consider any other trends, conditions or potential needs relating to facilities and operations that arise during the Study and Survey process

Update the Board of Directors on a regular basis as determined by the Board

Solicit community input through a variety of methods which may potentially include surveys and/or community forums

Present the new Study and Survey: Long-term Capital Facilities Plan to the School Board that addresses identified needs

Educational Programs & Standards

Quantitative: Variety of Educational Programs and Impact on Enrollment Capacity

Qualitative: Educational Experiences and Holistic Human Development (exemplary programs)

Educational Programs & Standards

Class sizes: elementary, middle, high school

Breadth of educational experiences: music, art, technology/engineering, performances, online, outside of school day, clubs, organizations

Outdoor Learning

Special Needs Programs

Support Programs, Advanced Learning, Alternative Learning (online), summer school, etc. -

Warm, Safe, Dry & Distractions (fresh air, temperature, daylight/artificial light, roof leaks, noise)

Educational Program Standards for Elementary Schools

Class size for grades K – 3rd will not exceed 19 students.

Class size for grades 4th and 5th will not exceed 24 students.

All students will be provided library/media services in a school library.

Special Education for students may be provided in self-contained or specialized classrooms.

All students will be provided music instruction in a separate classroom.

All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.

Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards for Middle and High Schools

Class size for middle school grades will not exceed 27 students.

Class size for high school grades will not exceed 29 students.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.

Educational Program Standards for Middle and High Schools

All students will have access to computer labs. Each classroom is equipped with access to computers and related educational-technology.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:

Counseling Offices

Resource Rooms (i.e. computer labs, study rooms)

Special Education Classrooms

Program Specific Classrooms (i.e. music, drama, art, physical education, industrial arts and agricultural sciences).

Educational Program Standards for Middle and High Schools

Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Discussion/Observations/Questions

Do you know of students that have had an impactful experience from these programs?
How do we accommodate the benefit of parents in their child's education?
What are your impressions of outdoor learning?
What have we not acknowledged?

Lakewood Elementary School (PreK through 5th Grades)

Bilingual Education Program

Title I Remedial Services Program

P – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Early Childhood Education and Assistance Program (ECEAP)

Developmentally Delayed Preschool Program - Ages 3 to 5

K-5th Grade Special Education Resource Room Program

K – 5th Grade Special Education Life Skills Program

Learning Assistance Program - Remedial Services

Occupational Therapy Program

Lakewood Elementary School

Lakewood Elementary School

Site Plan



English Crossing Elementary School (K through 5th Grades)

Bilingual Education Program

K through 5th Grade Special Education Resource Room Program

K – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Developmentally Delayed Preschool Program - Ages 3 to 5

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

Special Education EBD Program

English Crossing Elementary School

English Crossing Elementary School

Floor Plan



McGRANAHAN architects

Cougar Creek Elementary School (K through 5th Grades)

Bilingual Education Program

Title I Remedial Services Program

Speech and Language Disorder Therapy Program

Learning Assistance Program – Remedial Services (Learning Lab)

Occupational Therapy Program

K – 5th Grade Special Education Resource Room Program

K – 5th Grade Comprehensive Skills Program (CSP)

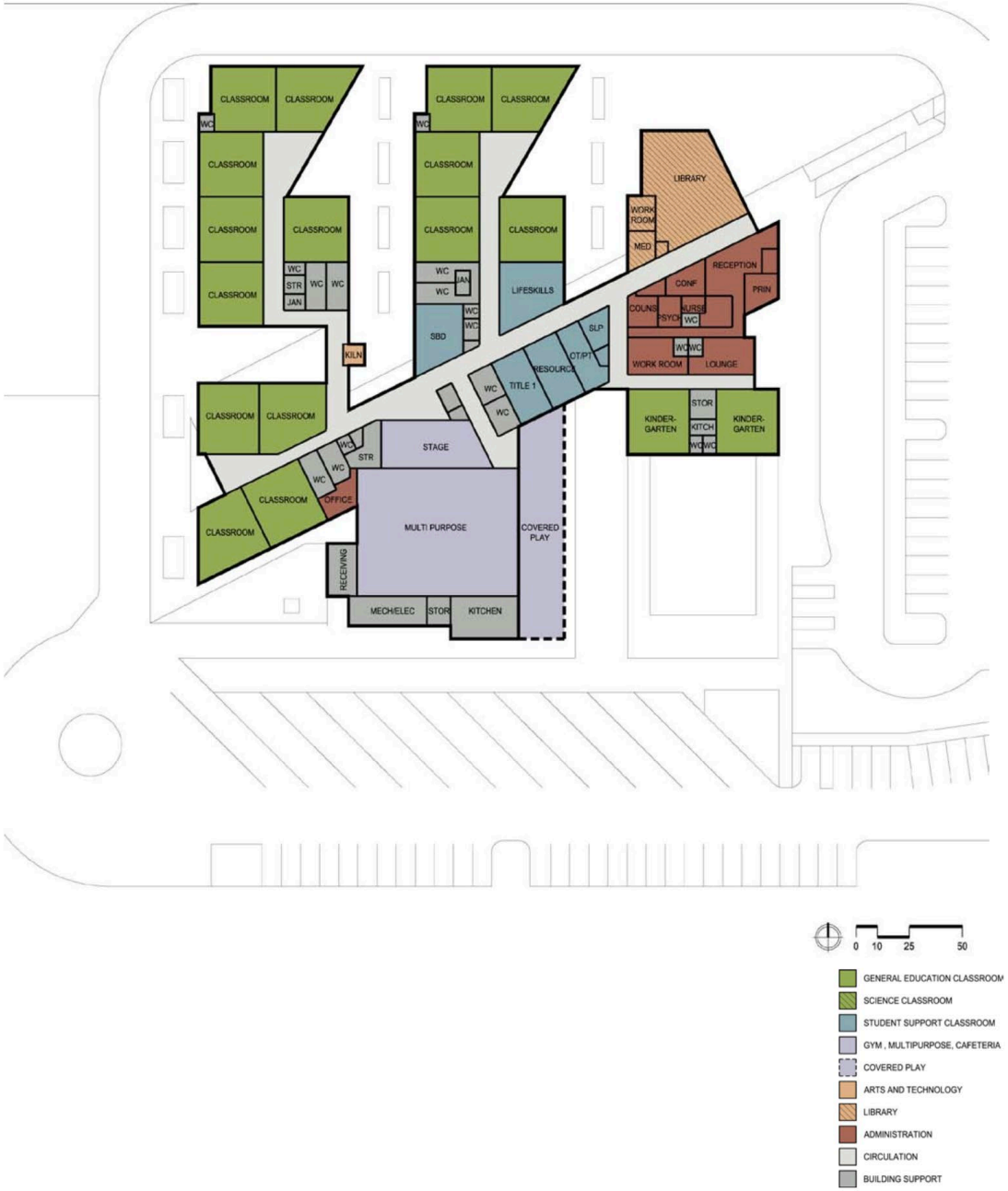
K – 5th Grade Counseling Services

3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Cougar Creek Elementary School

Cougar Creek Elementary School

Floor Plan



Lakewood Middle School (6th through 8th Grades)

Bilingual Education Program

Speech and Language Disorder Therapy Program

6th-8th Grade Special Education Resource and Inclusion Program

6th-8th Grade Comprehensive Skills Program (CSP)

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

6th – 8th EBD Program

6th – 8th Grade Counseling Services

Lakewood Middle School

Lakewood Middle School

Floor Plan



McGRANAHAN architects

Lakewood High School (9th through 12th Grades)

Bilingual Education Program

9th-12th Grade Special Education Resource Room and Transition Program

6th-12th Grade Comprehensive Skills Program (CSP)

Occupational Therapy Program

Speech and Language Disorder Program

9th – 12th Grade Counseling Program

Lakewood High School

Floor Plan



Lakewood High School

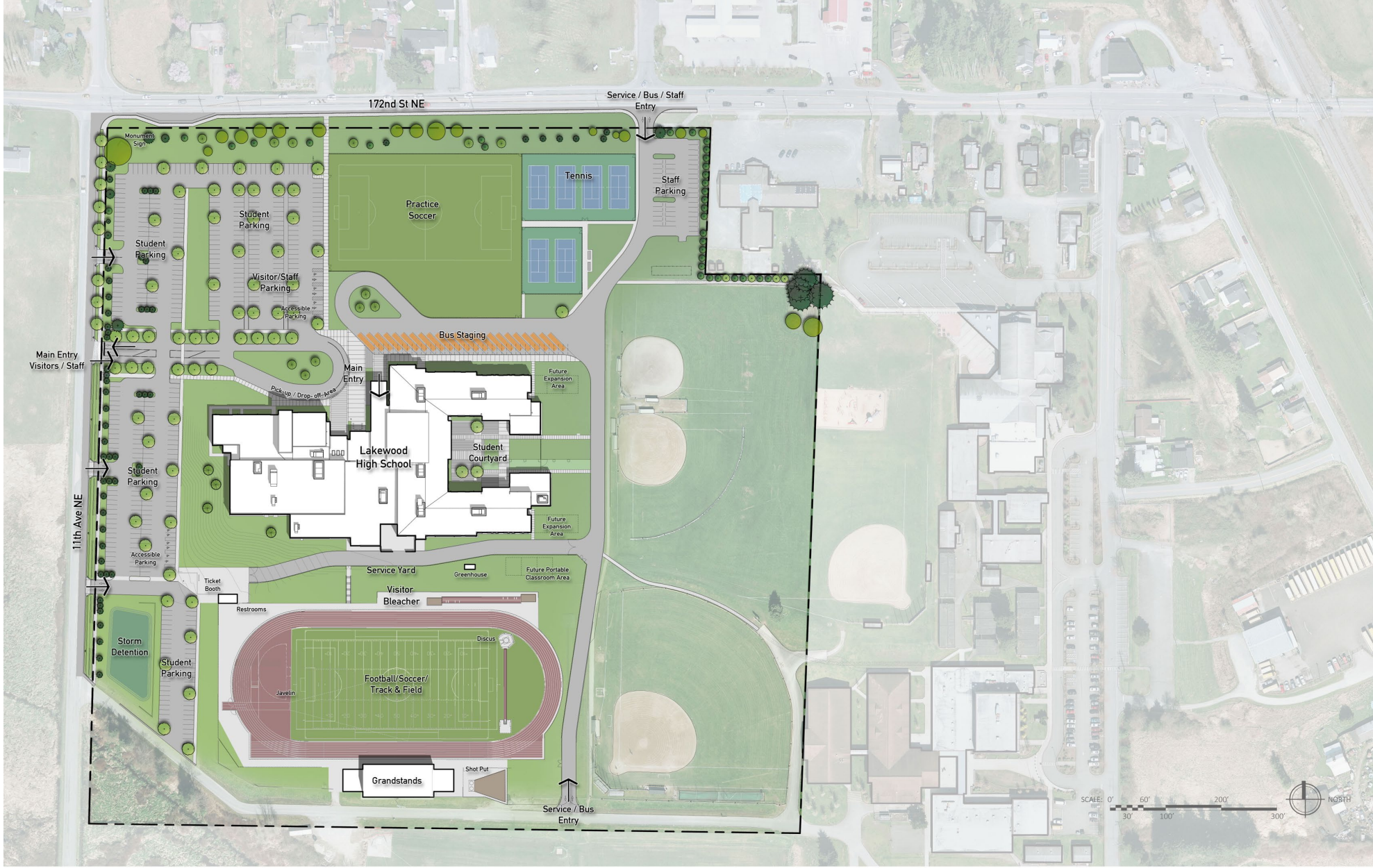
Lakewood High School



Lakewood High School



Lakewood High School



DESIGN DEVELOPMENT SITE PLAN

NEW LAKEWOOD HIGH SCHOOL
LAKEWOOD SCHOOL DISTRICT #306
01 JULY 2015

McGRANAHAN architects

Discussion



Next Meeting

Facility Conditions

Enrollment Capacities

Use of Portables

Support Facilities

Land Inventory

Enrollment Projections

WE BELIEVE

EDUCATION TRANSFORMS

INDIVIDUAL LIVES AND SOCIETY; THAT

THOUGHTFUL ARCHITECTURE

FOSTERS MEANINGFUL LEARNING.

COLLECTIVELY WE ARE DEDICATED

TO THE CREATION OF

INSPIRING LEARNING

ENVIRONMENTS.

McGRANAHAN architects





Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 2: Age/Condition, Utilization, Capacity & Growth

March 7, 2023







McGRANAHAN architects

Welcome Back!!

Introducing James Buchanan

Today's Agenda

Age/Condition of Schools

Utilization of Current Schools

Enrollment Capacity in Existing Schools

Growth Projections

Need for Future Capacity

Tour Lakewood Middle School

Principal Amanda Cote



What We Need, What We Offer

Assume positive intent when people offer ideas or questions

Seek to understand – be curious

Stay engaged in conversation – active participation

Regular reminders of timelines and due dates

Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

Respondent	1	2	3	4	5	6	7	8	9	Average Response	Rank
Growth/Future Enrollment Capacity	1	2	2	6	1	5	5	1	1	2.67	1
Educational Mission	3	4	4	1	6	1	1	7	4	3.44	2
Facility Condition Improvements to Existing Schools	2	1	5	4	3	7	3	2	6	3.67	3
Greater Variety of Learning Settings Beyond the Classroom	4	5	9	5	5	4	4	9	5	5.56	5
Equity	7	6	1	2	10	2	2	8	9	5.22	4
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
Energy Efficiency & Environmental Responsibility	10	9	10	8	8	10	10	5	8	8.67	10
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6

Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

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Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
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Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

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Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
Energy Efficiency & Environmental Responsibility	10	9	10	8	8	10	10	5	8	8.67	10

Previous Conversation – Things We Value

Elementary School

Music in its own room

One to one technology

475 student elementary school feels small

Consider space for fine arts programs

Dedicated physical ed space – not in lunchroom (lunch experience is not adequate for health and well-being)

STEAM opportunities in elementary education

Self-contained spaces dedicated for special education

Spaces for students to take a quick break, reset, for wellness, opportunities to move

Previous Conversation – Things We Value

Middle School

Like the courtyard space

Dislike the open campus, uncontrolled space

Expose students to more experiences for hands-on learners: STEAM opportunities, computer science, coding

Bring experts into schools to mentor kids

Physical education is minimal, no dedicated staff

Desire more interdisciplinary learning

Physical space matters, impacts how students feel about themselves

Bring more of the HS standards down to MS

Essential Questions

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

What do we need to do with our school facilities to **accommodate anticipated growth**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Discussion/Observations/Questions

Age and Condition of Schools

Lakewood Elementary

Built 1958, renovation/addition 1997

English Crossing Elementary

Built 1994

Cougar Creek Elementary

Built 2003

Lakewood Middle School

Built 1971, ren/addition 1994, 2002 & 2022

Lakewood High School

Built 2017



Age and Condition of Schools

Communications

Electrical

Electronic Safety and Security

Equipment

Exterior Horizontal Enclosures

Exterior Vertical Enclosures

Fire Protection

Foundations

Furnishings

HVAC

Integrated Automation

Interior Construction

Interior Finishes

Plumbing

Slabs on Grade

Superstructure

Water and Gas Mitigation

	LHS	LMS				LES					CCES		ECES	
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building	Sort By System
Communications	100	90	90	62	100	90	90	90	90	90	90		90	89
Electrical	100	90	90	90	90	90	90	90	90	90	90	100	90	91
Electronic Safety and Security	100	62	62	100	90	62	62	62	62	90	100	90	62	78
Equipment	100	90	90		90	90	90	90	62	90	90		90	88
Exterior Horizontal Enclosures	100	90	90	90	100	90	90	90	62	90	100	90	90	89
Exterior Vertical Enclosures	100	90	62	90	90	62	62	62	90		90	90	62	80
Fire Protection	100	90	90	90	62	90	90	90	90		100	100	90	89
Foundations	100	90	90	100	90	90	90	90	90	90	90	90	90	91
Furnishings	100	90	90	90	90	90	90	90	90	90	90		90	90
HVAC	100	90	90	90	90	90	90	90	90		62	90	62	86
Integrated Automation	100	90	90	90	90	90	90	90	90		90	90	62	88
Interior Construction	100	90	90	100	90	90	90	90	90		90		90	91
Interior Finishes	100	90	90	90	90	90	90	90	90	90	62	90	62	86
Plumbing	100	90	90	100	90	90	90	90	90		90	90	62	89
Slabs on Grade	100	90	90	100	100	90	90	90	90	90	90	90	90	91
Superstructure	100	90	90	100	100	90	90	90	90	90	90	90	90	91
Water and Gas Mitigation	100	90	90	100	100	90	90	90	90		90	90	90	91
Overall Total	**100.0**	**88.4**	**86.7**	**92.6**	**91.3**	**86.7**	**86.7**	**86.7**	**85.1**	**90.0**	**88.5**	**91.5**	**80.1**	**88.2**

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Support Facilities

Administration Building

Business and Operations

Storage

Bus Garage/Maintenance Shop

Stadium

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

Discussion
Observations
Questions



Utilization of Current Schools



Lakewood Elementary School (PreK through 5th Grades)

Bilingual Education Program

Title I Remedial Services Program

P – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Early Childhood Education and Assistance Program (ECEAP)

Developmentally Delayed Preschool Program - Ages 3 to 5

K-5th Grade Special Education Resource Room Program

K – 5th Grade Special Education Life Skills Program

Learning Assistance Program - Remedial Services

Occupational Therapy Program

Lakewood Elementary School



English Crossing Elementary School (K through 5th Grades)

Bilingual Education Program

K through 5th Grade Special Education Resource Room Program

K – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Developmentally Delayed Preschool Program - Ages 3 to 5

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

Special Education EBD Program

English Crossing Elementary School



Cougar Creek Elementary School (K through 5th Grades)

Bilingual Education Program

Title I Remedial Services Program

Speech and Language Disorder Therapy Program

Learning Assistance Program – Remedial Services (Learning Lab)

Occupational Therapy Program

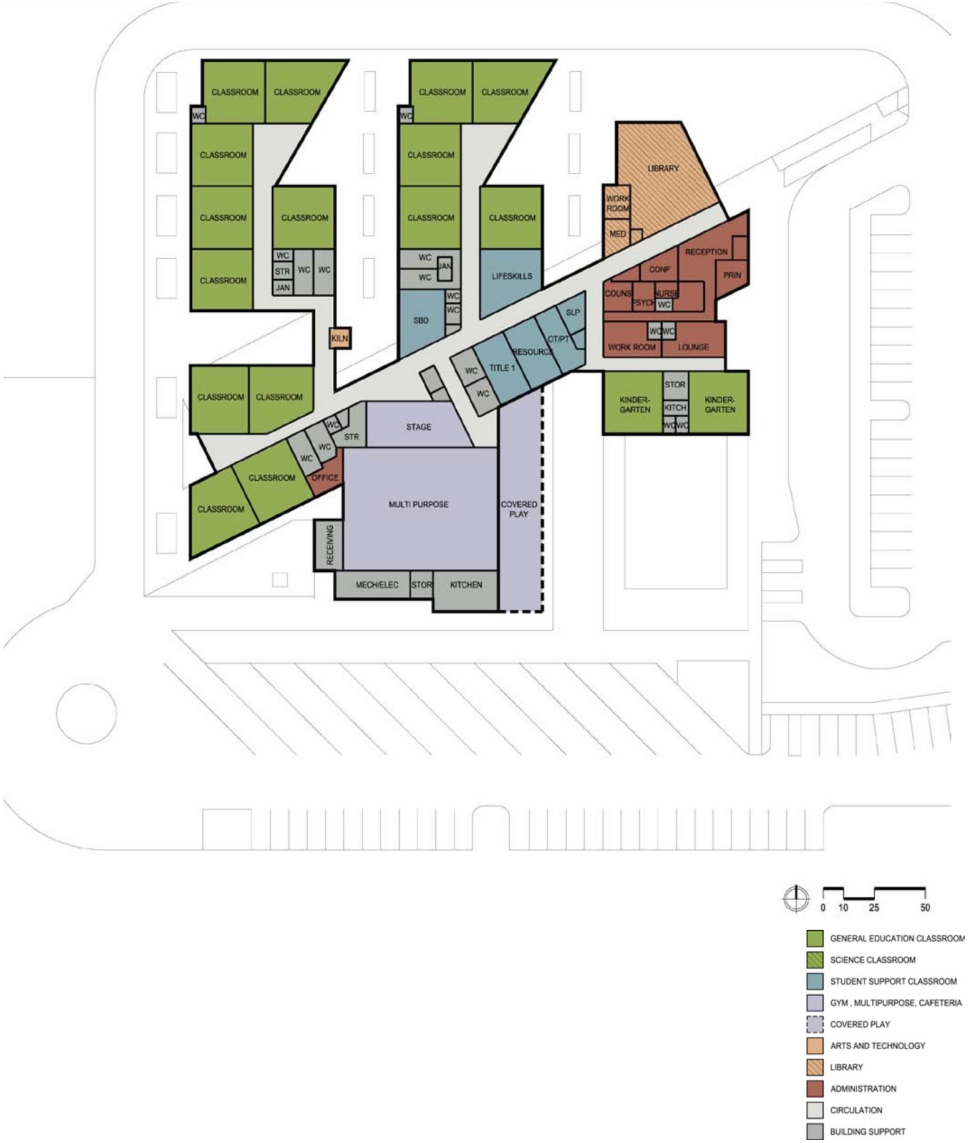
K – 5th Grade Special Education Resource Room Program

K – 5th Grade Comprehensive Skills Program (CSP)

K – 5th Grade Counseling Services

3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Cougar Creek Elementary School



Lakewood Middle School (6th through 8th Grades)

Bilingual Education Program

Speech and Language Disorder Therapy Program

6th-8th Grade Special Education Resource and Inclusion Program

6th-8th Grade Comprehensive Skills Program (CSP)

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

6th – 8th EBD Program

6th – 8th Grade Counseling Services

Lakewood Middle School



Lakewood High School (9th through 12th Grades)

Bilingual Education Program

9th-12th Grade Special Education Resource Room and Transition Program

6th-12th Grade Comprehensive Skills Program (CSP)

Occupational Therapy Program

Speech and Language Disorder Program

9th – 12th Grade Counseling Program

Lakewood High School



Lakewood High School



Level of Service, 2020-21 School Year

Elementary

Minimum Level of Service: 26 students per classroom

Reported Level of Service: 18.17 students per classroom

Middle School

Minimum Level of Service: 28 students per classroom

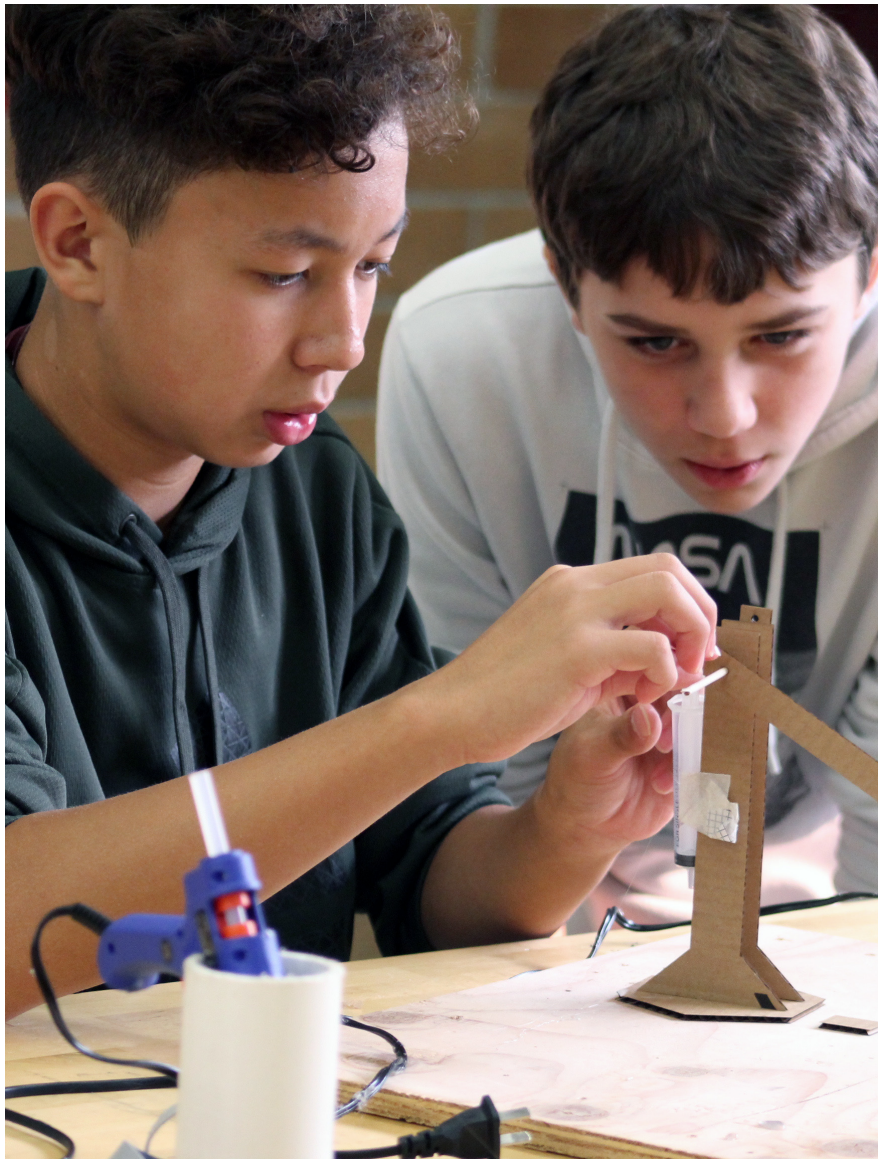
Reported Level of Service: 23.11 students per classroom

High School

Minimum Level of Service: 30 students per classroom

Reported Level of Service: 22.88 students per classroom

Discussion
Observations
Questions



Permanent Capacity of Current Schools

Lakewood Elementary

323 students, 16 Teaching Stations (20.15)

English Crossing Elementary

403 students, 20 Teaching Stations (20.18)

Cougar Creek Elementary

444 students, 22 Teaching Stations (20.18)

Lakewood Middle School

670 students, 27 Teaching Stations (24.8)

Lakewood High School

850 students, 34 Teaching Stations (25.0)

Elementary School	Permanent Capacity	Year Built or Remodeled
English Crossing	403	1994
Cougar Creek	444	2003
Lakewood	323	1958, 1997
TOTAL	**1,170**	

Middle School	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	670	1971, 1994, 2002, 2022

High School	Permanent Capacity	Year Built or Remodeled
Lakewood High	850	2017

Enrollment Capacity in Portables

Lakewood Elementary

6 portables, 120 student interim capacity (20)

English Crossing Elementary

2 portables, 40 student interim capacity (20)

Cougar Creek Elementary

4 portables, 80 student interim capacity (20)

Lakewood Middle School

3 portables, 78 student interim capacity (26)

Lakewood High School

0 portables, 0 student interim capacity

District Total

15 portables, 318 student interim capacity

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	**12**	**240**

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	**3**	**78**

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	**0**	**0**

TOTAL	**15**	**318**

Current Enrollment & Permanent/Portable Capacity

Lakewood Elementary – 426 Students, 2021-22 (PreK-5)

Total capacity: 323 + 120 = 443 (27% in portables)

English Crossing Elementary – 331 Students, 2021-22 (K-5)

Total capacity: 403 + 40 = 443 (9% in portables)

Cougar Creek Elementary – 378 Students, 2021-22 (K-5)

Total capacity: 444 + 80 = 524 (15% in portables) (20.5% of ES in portables)

Lakewood Middle School – 584 Students, 2021-22 (6-8)

Total capacity: 670 + 78 = 748 (10% of MS in portables)

Lakewood High School – 799 Students, 2021-22 (9-12)

Total capacity: 850 (0% of HS in portables)

District Total – 2,517 Students

Total capacity: 3,008 students (10.6% in portables)

Impact of Portables on the Whole School

Safety/Security

- Multiple points of entry to monitor & secure
- Students outside between classroom and the rest of school

Additional Use of Common Facilities – more students using same spaces

- Food Service/PE: cafeteria & kitchen, more lunch periods, less physical education
- Library
- Music
- Counseling & Specialists

Connectedness

- Teacher collaboration, grade level relationships beyond classroom
- Student services brought to students

How Do We Know If We Have Extra Space?

Elementary – total 2021-22 enrollment: 1,135 Students (PreK-5)

Total permanent capacity: 1,170 students (+35 student capacity)

Total portable capacity: 240 students (appear to have 24% extra)

Lakewood Middle School – total 2021-22 enrollment: 584 Students (6-8)

Total capacity: 670 students (+86 student capacity)

Total portable capacity: 78 students (appear to have 28% extra)

Lakewood High School – total 2021-22 enrollment: 799 Students (9-12)

Total capacity: 850 students (appear to have 6% extra)

District Total – total 2021-22 enrollment: 2,517 Students

Total capacity: 3,008 students (appear to have 19% extra)

Growth Projections

District-wide, 2021 - 2027

2021-22: 2,517 students

2027-28: 2,791 students

274 additional students (10.9%)

Summary

Figure 3 provides annual district-wide building attendance forecasts (FTE) per individual grade and per grade group, while Figure 4 provides annual forecasts (also FTE) of students attending each of the elementary, middle, and high school buildings/programs.

- Between the 2021–22 and 2027–28 school years, district-wide building enrollment (FTE) is forecasted to increase from 2,517.30 to 2,790.81, or by 10.9 percent
- Disaggregated to grade groups, the annual district-wide building attendance forecasts represent the following enrollment changes:
  - K–5 enrollment from 1,134.52 to 1,250.17 (10.2 percent increase)
  - 6–8 enrollment from 584.08 to 697.90 (19.5 percent increase)
  - 9–12 enrollment from 798.70 to 842.75 (5.5 percent increase)

FLO Analytics

Growth Projections

Elementary

2021-22: 1,135 students

2027-28: 1,250 students, +115

Middle School

2021-22: 584 students

2027-28: 698 students, + 114

High School

2021-22: 799 students

2027-28: 843 students, + 44

Summary

Figure 3 provides annual district-wide building attendance forecasts (FTE) per individual grade and per grade group, while Figure 4 provides annual forecasts (also FTE) of students attending each of the elementary, middle, and high school buildings/programs.

- Between the 2021–22 and 2027–28 school years, district-wide building enrollment (FTE) is forecasted to increase from 2,517.30 to 2,790.81, or by 10.9 percent
- Disaggregated to grade groups, the annual district-wide building attendance forecasts represent the following enrollment changes:
  - K–5 enrollment from 1,134.52 to 1,250.17 (10.2 percent increase)
  - 6–8 enrollment from 584.08 to 697.90 (19.5 percent increase)
  - 9–12 enrollment from 798.70 to 842.75 (5.5 percent increase)

FLO Analytics

Growth Projections – Capacity With/Without Portables

Elementary

2027-28: 1,250 students

Permanent Capacity: 1,170 (-80)

With Portables, +240: 1,410 students (+160)

Middle School

2027-28: 698 students

Permanent Capacity: 670 (-28)

With Portables, +78: 748 students (+50)

High School

2027-28: 843 students

Permanent Capacity: 850 students (+7)

Assume Full Utilization Now - Capacity for Growth

Elementary

2027-28: +155 additional students = 8 additional classrooms (12 current portables)

8 classrooms in aging buildings, built more than 50 years ago (Lakewood ES)

Replace aging, portables + growth = 28 classrooms

Middle School

2027-28: +114 additional students = 5 additional classrooms (3 current portables)

9 classrooms in aging buildings, built more than 50 years ago (Lakewood MS)

Replace aging, portables + growth = 17 classrooms

High School

2027-28: +44 additional students = utilize remaining capacity

Discussion in Groups



Observations/Questions



Next Meeting

Topics: Atmosphere and Fitness for Use

March 21, 6pm at English Crossing Elementary



Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 3: Atmosphere & Fitness for Use

March 21, 2023







McGRANAHAN architects

Welcome Back!!

Today's Agenda

Atmosphere and Fitness for Use

English Crossing Elementary School

Principal Amanda Cote



Discussion
Observations
Questions

What did you learn?



What We Need, What We Offer

Assume positive intent when people offer ideas or questions

Seek to understand – be curious

Stay engaged in conversation – active participation (giving space for everyone)

Regular reminders of timelines and due dates

Feedback Forms

New Information or Perspectives

Storage needs

Not all doors have automatic hold-opens for accessibility

Flat buildings, low ceilings

How to support staff, encourage, retain and inspire them through design

Teaching despite limitations

Short-term vs. long-term headaches (pressure relief vs. bang for the buck)

The Lakewood community is losing its identity as a place. Schools could be a way to define identity.

Feedback Forms

Questions People Have

How to create flow, collaboration

Impact vs. budget

Priorities

Campus-wide improvements

Has there been discussion of making one elementary PreK-2 and the other 3-5?

Can we remodel/combine LES & LMS into one K-8 school? Build a new LES?

How do we forecast the extra dollars for taxpayers?

Feedback Forms

Suggestions for Future Meetings

Liked the slides and discussions

Starting with tours is helpful for dialog and discussion

Discussion
Observations
Questions



Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

Respondent	1	2	3	4	5	6	7	8	9	Average Response	Rank
Growth/Future Enrollment Capacity	1	2	2	6	1	5	5	1	1	2.67	1
Educational Mission	3	4	4	1	6	1	1	7	4	3.44	2
Facility Condition Improvements to Existing Schools	2	1	5	4	3	7	3	2	6	3.67	3
Equity	7	6	1	2	10	2	2	8	9	5.22	4
Greater Variety of Learning Settings Beyond the Classroom	4	5	9	5	5	4	4	9	5	5.56	5
Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
Energy Efficiency & Environmental Responsibility	10	9	10	8	8	10	10	5	8	8.67	10

Essential Questions

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

What do we need to do with our school facilities to **accommodate anticipated growth**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Essential Questions

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

What do we need to do with our school facilities to **accommodate anticipated growth**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Exercise 1: Student/Teacher Experience

Safety

Sense of Belonging

Equity

Curiosity

Joy







Lakewood Elementary School (PreK through 5th Grades)

Bilingual Education Program

Title I Remedial Services Program

P – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Early Childhood Education and Assistance Program (ECEAP)

Developmentally Delayed Preschool Program - Ages 3 to 5

K-5th Grade Special Education Resource Room Program

K – 5th Grade Special Education Life Skills Program

Learning Assistance Program - Remedial Services

Occupational Therapy Program

Lakewood Elementary School

Safety

Sense of Belonging

Equity

Curiosity

Joy



English Crossing Elementary School (K through 5th Grades)

Bilingual Education Program

K through 5th Grade Special Education Resource Room Program

K – 5th Grade Counseling Services

Speech and Language Disorder Therapy Program

Developmentally Delayed Preschool Program - Ages 3 to 5

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

Special Education EBD Program

English Crossing Elementary School

Safety

Sense of Belonging

Equity

Curiosity

Joy



Lakewood Middle School (6th through 8th Grades)

Bilingual Education Program

Speech and Language Disorder Therapy Program

6th-8th Grade Special Education Resource and Inclusion Program

6th-8th Grade Comprehensive Skills Program (CSP)

Learning Assistance Program - Tutorial Services

Occupational Therapy Program

6th – 8th EBD Program

6th – 8th Grade Counseling Services

Lakewood Middle School

Safety

Sense of Belonging

Equity

Curiosity

Joy

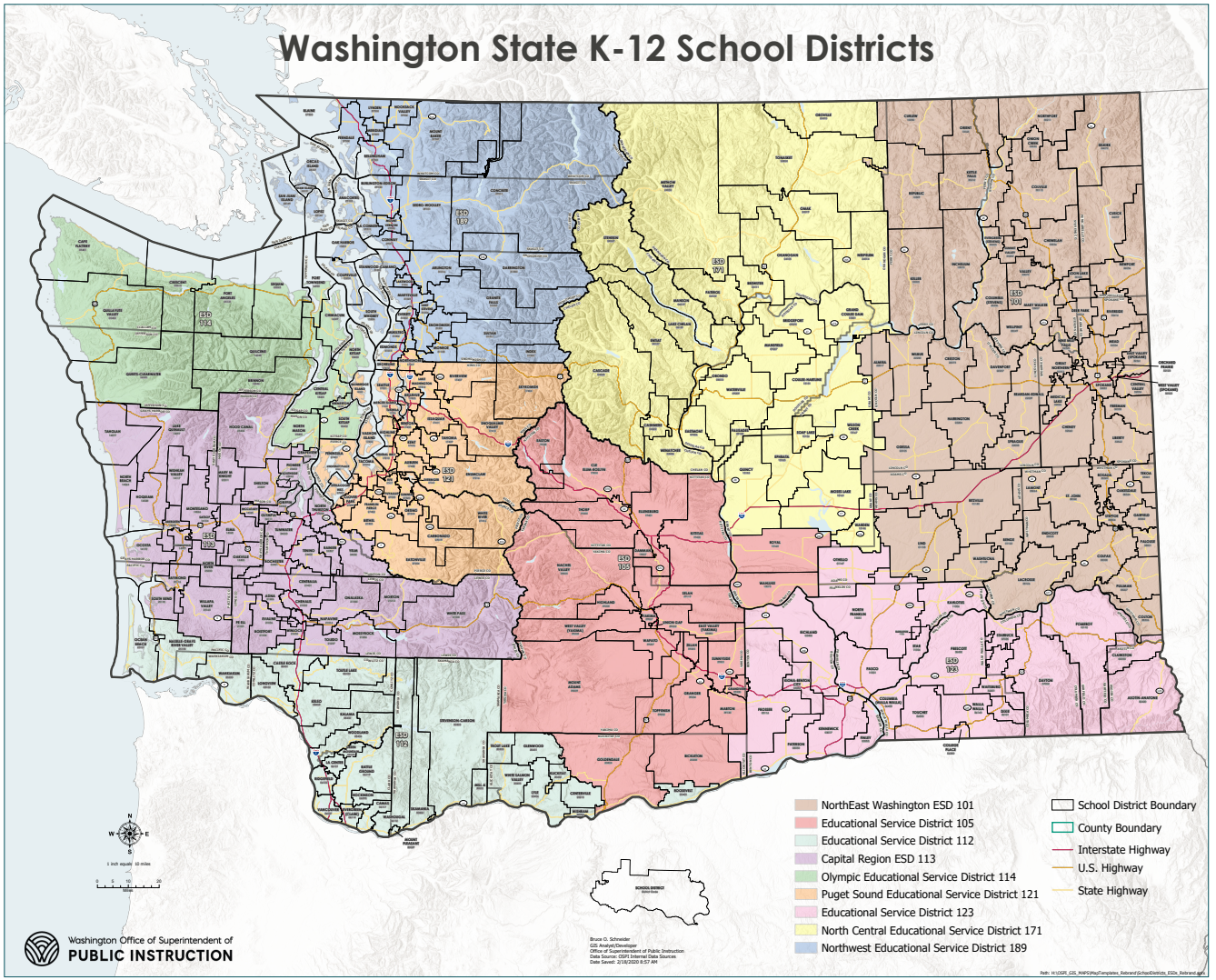


Discussion
Observations
Questions

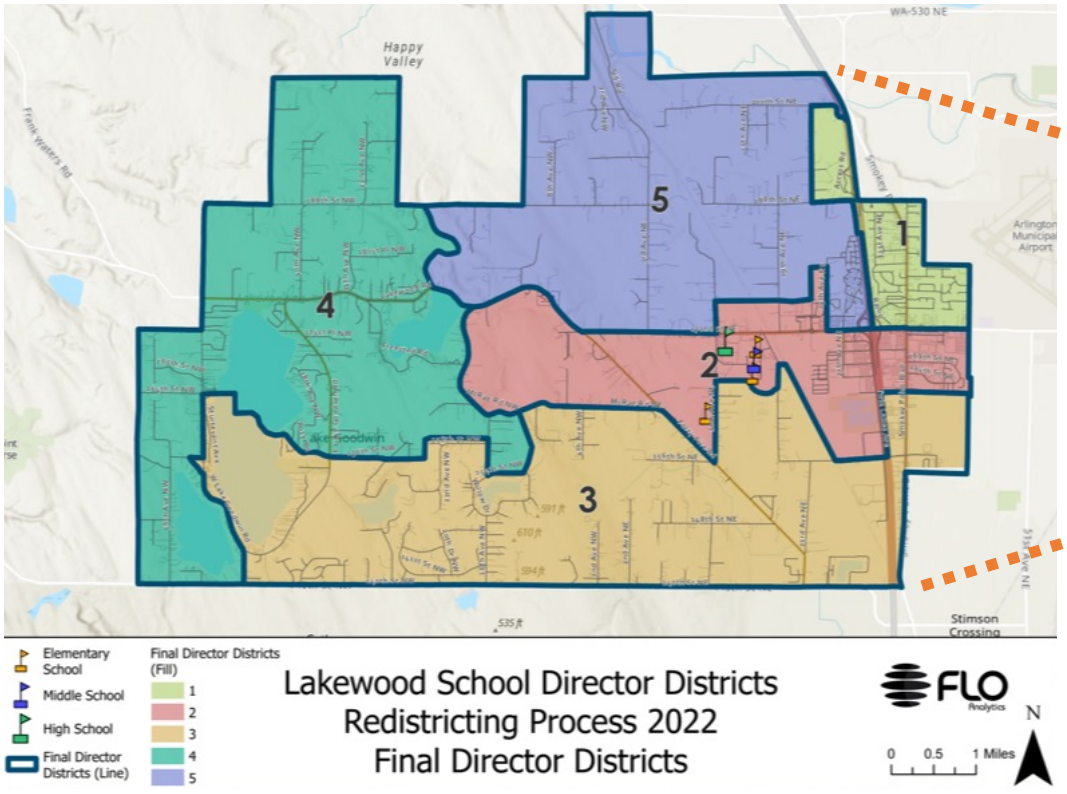


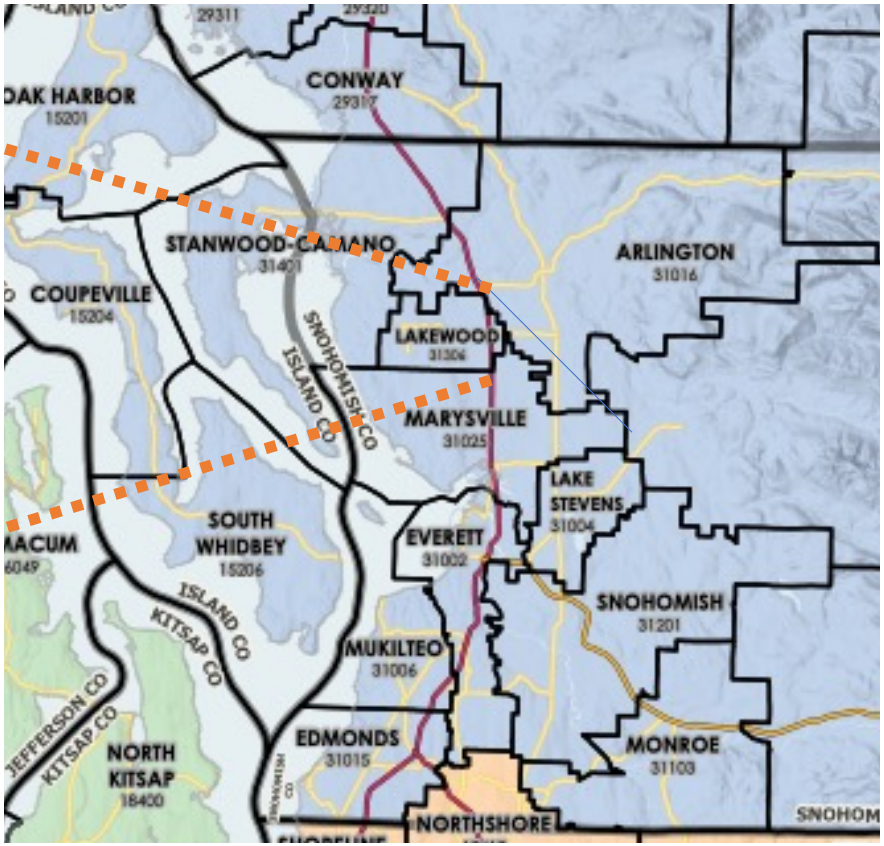
Exercise 2: Lakewood Educational Campus

District Maps

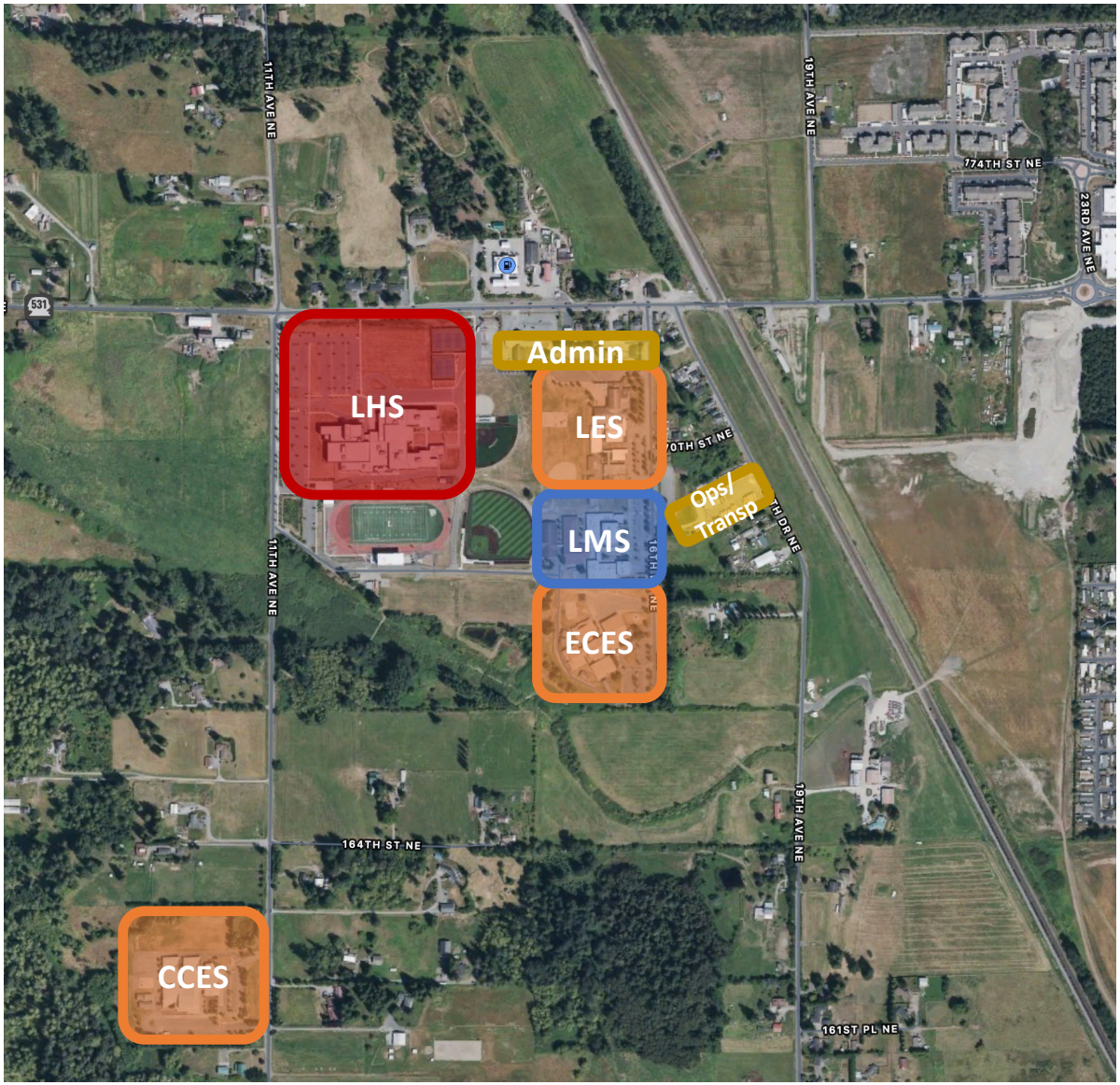


District Maps





District Schools



District Campus

Play

Traffic

Community Use



Discussion
Observations
Questions



Age and Condition of Schools

Lakewood Elementary

Built 1958, renovation/addition 1997

English Crossing Elementary

Built 1994

Cougar Creek Elementary

Built 2003

Lakewood Middle School

Built 1971, ren/addition 1994, 2002 & 2022

Lakewood High School

Built 2017



Age and Condition of Schools

Communications

Electrical

Electronic Safety and Security

Equipment

Exterior Horizontal Enclosures

Exterior Vertical Enclosures

Fire Protection

Foundations

Furnishings

HVAC

Integrated Automation

Interior Construction

Interior Finishes

Plumbing

Slabs on Grade

Superstructure

Water and Gas Mitigation

	LHS	LMS				LES					CCES		ECES	
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building	Sort By System
Communications	100	90	90	62	100	90	90	90	90	90	90		90	89
Electrical	100	90	90	90	90	90	90	90	90	90	90	100	90	91
Electronic Safety and Security	100	62	62	100	90	62	62	62	62	90	100	90	62	78
Equipment	100	90	90		90	90	90	90	62	90	90		90	88
Exterior Horizontal Enclosures	100	90	90	90	100	90	90	90	62	90	100	90	90	89
Exterior Vertical Enclosures	100	90	62	90	90	62	62	62	90		90	90	62	80
Fire Protection	100	90	90	90	62	90	90	90	90		100	100	90	89
Foundations	100	90	90	100	90	90	90	90	90	90	90	90	90	91
Furnishings	100	90	90	90	90	90	90	90	90	90	90		90	90
HVAC	100	90	90	90	90	90	90	90	90		62	90	62	86
Integrated Automation	100	90	90	90	90	90	90	90	90		90	90	62	88
Interior Construction	100	90	90	100	90	90	90	90	90		90		90	91
Interior Finishes	100	90	90	90	90	90	90	90	90	90	62	90	62	86
Plumbing	100	90	90	100	90	90	90	90	90		90	90	62	89
Slabs on Grade	100	90	90	100	100	90	90	90	90	90	90	90	90	91
Superstructure	100	90	90	100	100	90	90	90	90	90	90	90	90	91
Water and Gas Mitigation	100	90	90	100	100	90	90	90	90		90	90	90	91
Overall Total	**100.0**	**88.4**	**86.7**	**92.6**	**91.3**	**86.7**	**86.7**	**86.7**	**85.1**	**90.0**	**88.5**	**91.5**	**80.1**	**88.2**

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Support Facilities

Administration Building

Business and Operations

Storage

Bus Garage/Maintenance Shop

Stadium

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

Discussion
Observations
Questions



Upcoming Meetings

Topics: Safety, Accessibility & Preservation

April 11, 6pm at Lakewood Elementary
(including a tour of Admin facilities)

April 18, 6pm at LMS Cougar Hall

Community Meeting to Share Our Findings

April 25, 6pm at Cougar Creek Elementary

Prioritizing Short-Term Needs (3-4 year timeframe)



WE BELIEVE
EDUCATION TRANSFORMS
INDIVIDUAL LIVES AND SOCIETY; THAT
THOUGHTFUL ARCHITECTURE
FOSTERS MEANINGFUL LEARNING.
COLLECTIVELY WE ARE DEDICATED
TO THE CREATION OF
INSPIRING LEARNING
ENVIRONMENTS.

McGRANAHAN architects





Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 4: Safety, Accessibility & Preservation

April 11, 2023







McGRANAHAN architects

Welcome Back!!

Lakewood Elementary School

A tour with

Principal Kristin Cortés

(and district offices next door)



Today's Agenda

Safety & Accessibility

Preservation of Existing Facilities (or replace?)

What Do We Want to Share with the Community Meeting Next Week?

But First… A Review of Meeting 3

Atmosphere and Fitness for Use

Safety

Sense of Belonging

Equity

Curiosity

Joy

Play

Traffic

Community Use

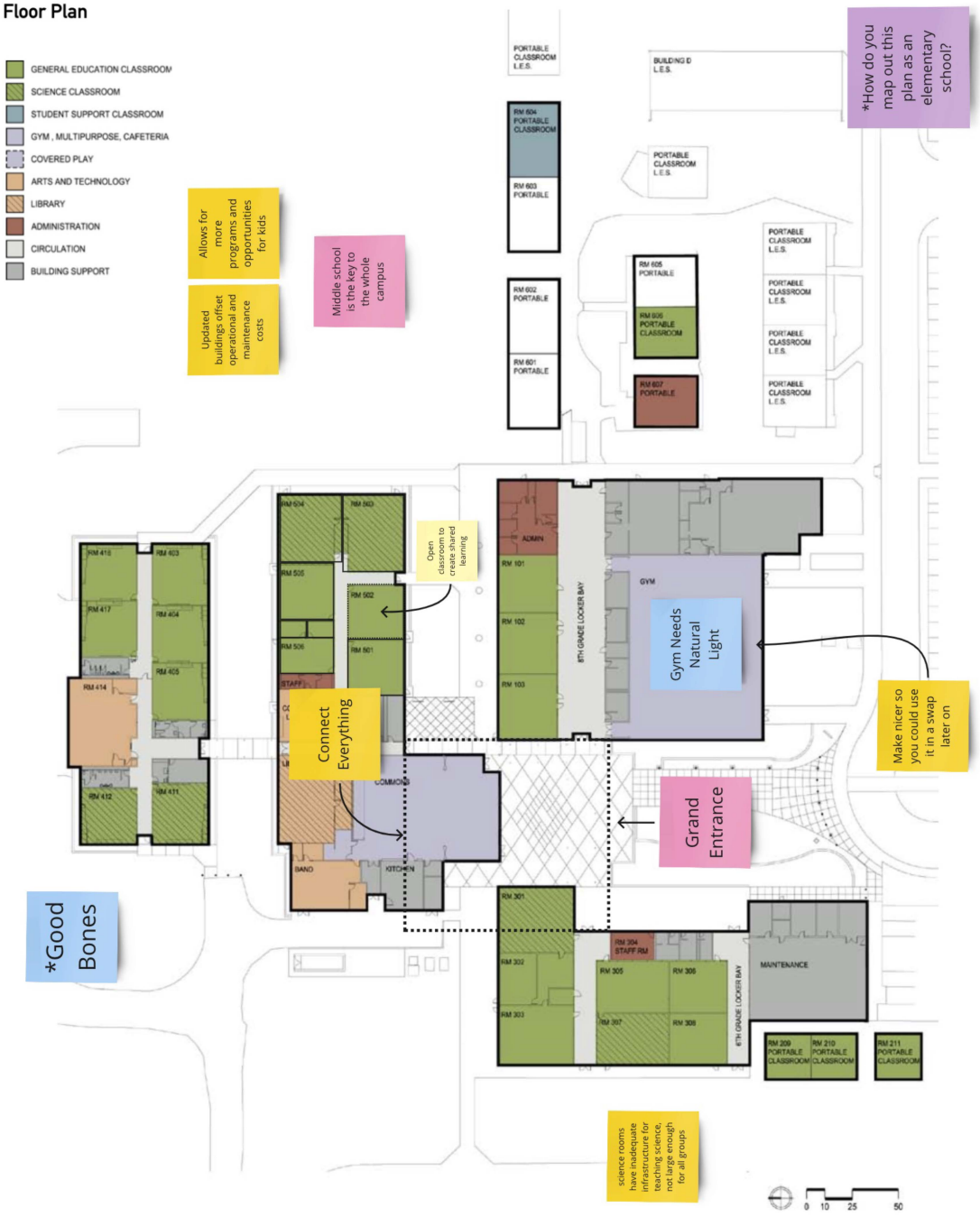
English Crossing Elementary School

Floor Plan



Lakewood Middle School

Floor Plan

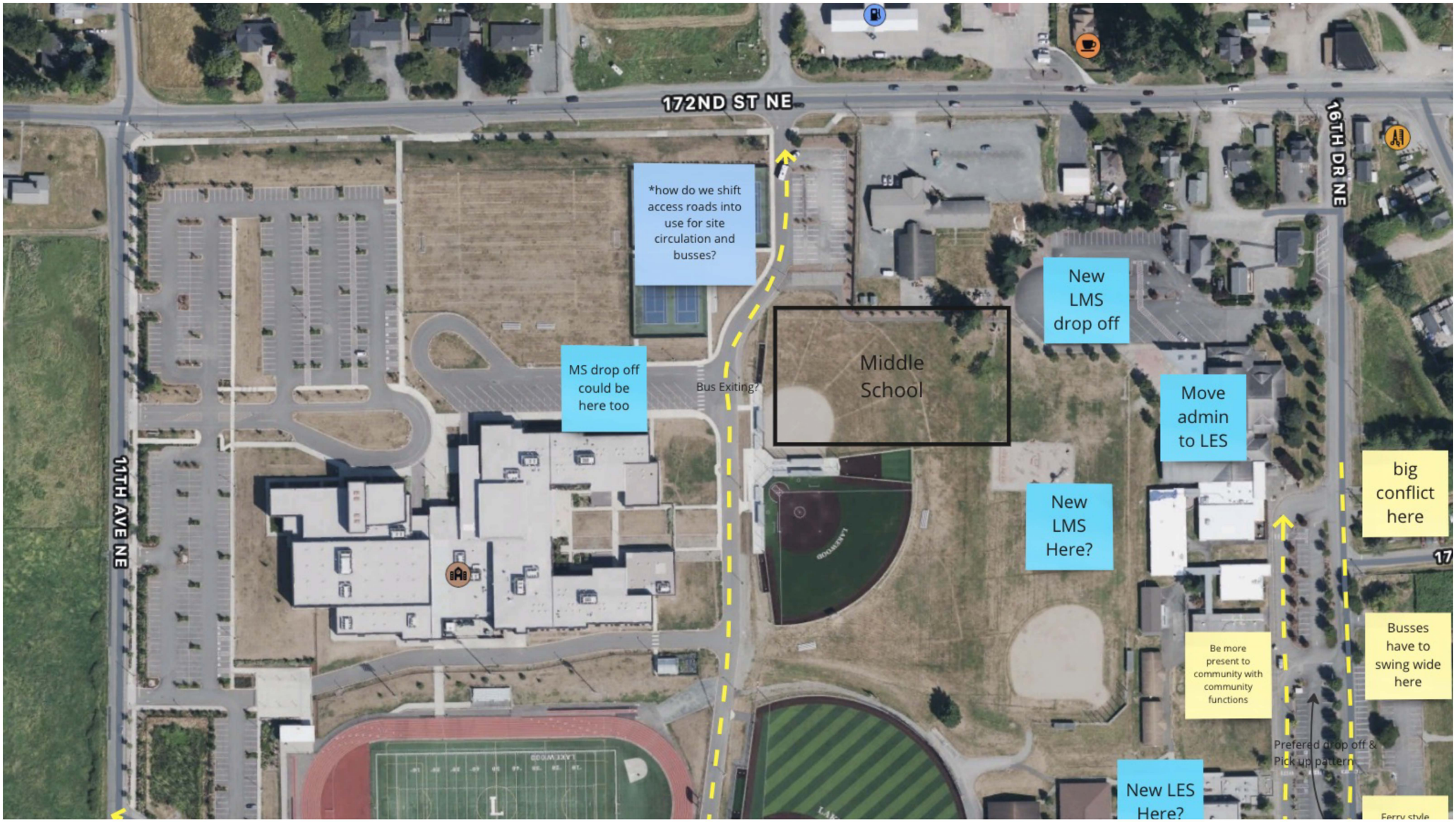


Lakewood Elementary School

Site Plan




172ND ST NE
161ST DR NE
117TH AVE NE
117TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Busses have to swing wide here
Be more present to community with community functions
Preferred drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting
161ST DR NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands


172ND ST NE
16TH DR NE
11TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting?
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
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Shared ES drop off
Bus Exiting?
16TH Dr NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands
11TH AVE NE

Preservation – Building Conditions

Building Condition Rating for Each System

Excellent – 95% to 100% | Preventative Maintenance

Good – 85% to 94% | Routine Maintenance

Fair – 62% to 84% | Minor repairs

Poor – 30% to 61% | Major Repairs

Unsatisfactory – 0% to 29% | Replacement

3. A Building Condition Assessment (BCA) and a report detailing the results of that assessment to the School Board of Directors and OSPI. Due April 1st annually.

BUILDING CONDITION SCORING STANDARD

Year	Scoring Standard Range	Year	Scoring Standard Range	Year	Scoring Standard Range
1	100	11	87	21	74
2	98	12 *	86	22	73
3	97	13	85	23	72
4	95	14	83	24 *	71
5	94	15	81	25	69
6 *	93	16	80	26	68
7	92	17	79	27	67
8	91	18 *	78	28	66
9	90	19	77	29	65
10	88	20	75	30 *	62

*** CERTIFIED assessments are required every 6 years. The score in year 30 is crucial for future state assistance.**

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	100	90	90	100	90	90	90	90	90	90	90	90	90
Slabs on Grade	100	90	90	100	100	90	90	90	90	90	90	90	90
Water and Gas Mitigation	100	90	90	100	100	90	90	90	90		90	90	90
Superstructure	100	90	90	100	100	90	90	90	90	90	90	90	90
Exterior Vertical Enclosures	100	90	62	90	90	62	62	62	90		90	90	62
Exterior Horizontal Enclosures	100	90	90	90	100	90	90	90	62	90	100	90	90
Interior Construction	100	90	90	100	90	90	90	90	90		90		90
Interior Finishes	100	90	90	90	90	90	90	90	90	90	62	90	62
Plumbing	100	90	90	100	90	90	90	90	90		90	90	62
HVAC	100	90	90	90	90	90	90	90	90		62	90	62
Fire Protection	100	90	90	90	62	90	90	90	90		100	100	90
Electrical	100	90	90	90	90	90	90	90	90	90	90	100	90
Communications	100	90	90	62	100	90	90	90	90	90	90		90
Electronic Safety and Security	100	62	62	100	90	62	62	62	62	90	100	90	62
Integrated Automation	100	90	90	90	90	90	90	90	90		90	90	62
Equipment	100	90	90		90	90	90	90	62	90	90		90
Furnishings	100	90	90	90	90	90	90	90	90	90	90		90
Overall Total	**100.0**	**88.4**	**86.7**	**92.6**	**91.3**	**86.7**	**86.7**	**86.7**	**85.1**	**90.0**	**88.5**	**91.5**	**80.1**

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1
Excellent (95-100)	100	(10.9)	(7.7)	2.7	(0.1)	(17.5)	(21.6)	(19.7)	(4.4)	5.0	1.0	0.9	(15.0)
Good (85-94)	90												
Fair (62-84)	62												
Poor (30-61)	30												
Unsatisfactory (0-29)	15												

Lakewood High School

Building is performing well

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	2018
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	90
Exterior Horizontal Enclosures	90
Interior Construction	90
Interior Finishes	90
Plumbing	90
HVAC	90
Fire Protection	90
Electrical	100
Communications	100
Electronic Safety and Security	100
Integrated Automation	90
Equipment	90
Furnishings	100
Overall Weighted ICOS Score	91.4

Lakewood Middle School

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A
	1967, 1970	1970	2002	1994, 2002 add'n
Foundations	90	90	90	90
Slabs on Grade	90	90	90	90
Water and Gas Mitigation	90	90	90	90
Superstructure	90	90	90	90
Exterior Vertical Enclosures	76	54	90	90
Exterior Horizontal Enclosures	90	31	90	90
Interior Construction	90	90	90	90
Interior Finishes	62	90	90	90
Plumbing	51	62	90	90
HVAC	76	90	83	93
Fire Protection	90	90	90	81
Electrical	62	62	90	62
Communications	61	61	61	61
Electronic Safety and Security	62	62	71	61
Integrated Automation	90	90	90	90
Equipment	90			
Furnishings	90	62	90	95
Overall Weighted ICOS Score	74.1	77.3	87.7	84.9

Single-pane, metal-frame windows are very inefficient

Leaking, Roof drains not draining

No master clock system. Intercom system is obsolete.

Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan

Corridor flooring is discolored and nearing the end of its serviceable life.

The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The LG systems installed eight years ago, continue to leak and fail. We continue to repair them causing minimal days of heating/cooling loss. This system may have to be replaced completely if it continues to fail.

Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan

New desks purchased 2020/2021

Lakewood Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Building A	Building C	Building D	Main Building	Covered Play
	1964	1961	1968	1958, 1997 & 2003	2003
Foundations	90	90	90	90	90
Slabs on Grade	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	
Superstructure	62	90	90	90	90
Exterior Vertical Enclosures	69	75	68	83	
Exterior Horizontal Enclosures	90	90	90	62	90
Interior Construction	90	68	75	90	
Interior Finishes	83	83	90	83	90
Plumbing	51	51	51	81	
HVAC	61	51	51	90	
Fire Protection	90	90	90	90	
Electrical	51	51	51	51	90
Communications	90	90	90	90	90
Electronic Safety and Security	76	76	76	81	90
Integrated Automation	62	62	62	90	
Equipment				83	90
Furnishings	90	90	90	90	90
Overall Weighted ICOS Score	67.5	63.4	65.4	80.6	90.0

Single wythe masonry is uninsulated.

Single-pane windows with metal frames are very inefficient. Recently replaced on Building A.

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The hydronic heating system is a mini- boiler system that was installed to “temporarily” keep the building HVAC running for 10 years. The system was installed around 2003. The boiler has been replaced once already and is closing in on needing to be replaced again. The rest of the piping should last up to 10 more years with proper treatment.

Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.

Conductors and many peripheral devices are past their anticipated lifespan. Buildings fed with multiple services from other buildings

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Electrical panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure.

English Crossing Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	1994
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	83
Exterior Horizontal Enclosures	83
Interior Construction	90
Interior Finishes	67
Plumbing	71
HVAC	67
Fire Protection	76
Electrical	51
Communications	76
Electronic Safety and Security	62
Integrated Automation	62
Equipment	90
Furnishings	90
Overall Weighted ICOS Score	70.1

Cracking, Peeling, Flaking, Warped/Delaminating Finishes

Windows have been repaired since the last report

Several areas have stress cracks in the drywall from settling. Locations need to be patched and painted.

VCT flooring is at the end of its useful life. Ceramic tile grout is hard to maintain, dirty.

Bathroom fixtures are starting to leak and seals are getting old and will need replacing.

Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails

Intake louvers are sized to pull in about 5 CFM per student maximum and not capable of full economizer for any spaces. Adequate ventilation is approximately 15 CFM per student.

Electrical conductors and many peripheral devices are past their anticipated lifespan.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intercom system is obsolete. Head-end is past its expected lifespan. Peripheral devices are past their anticipated lifespan

Cougar Creek Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building	Pump House
	2003	2003
Foundations	90	90
Slabs on Grade	90	90
Water and Gas Mitigation	90	90
Superstructure	90	90
Exterior Vertical Enclosures	90	90
Exterior Horizontal Enclosures	76	90
Interior Construction	90	
Interior Finishes	83	90
Plumbing	90	90
HVAC	94	95
Fire Protection	100	95
Electrical	83	83
Communications	90	
Electronic Safety and Security	81	76
Integrated Automation	90	90
Equipment	90	
Furnishings	90	
Overall Weighted ICOS Score	86.0	85.9

There does appear to be some minor areas in need of work. The caulking at the base of some exterior walls is pulling away and is allowing the exterior insulation to get wet.

Premature paint peeling at extended soffits.

HVAC issues. Building needs re-commissioning.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intrusion detection system is present. No access control system or lock-down functions.

Ceramic tile and grout is soiled, multiple locations.

Community Forum - Essential Questions

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

What do we need to do with our school facilities to **accommodate anticipated growth**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Community Forum – Building Conditions

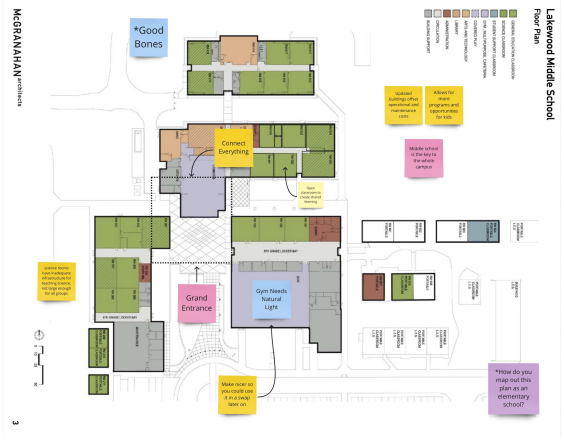
What are the **near-term improvements our school buildings need**? How should we address them?

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1

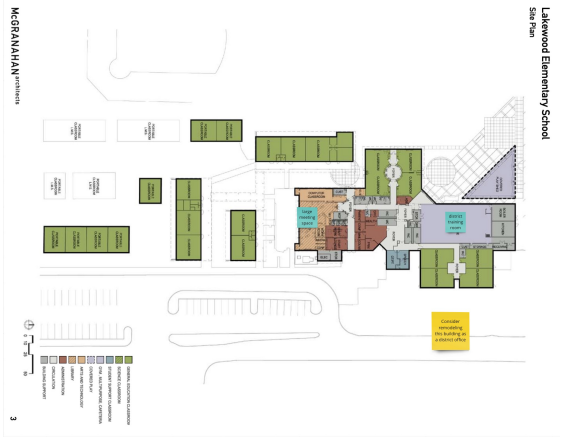
Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Community Forum – Supporting Learning

How can our school buildings **better support students' experiences** of safety, belonging, curiosity and joy? How can they be **better**







Community Forum – Growth Projections

What do we need to do with our school facilities to **accommodate anticipated growth**?

Figure 3: Building Attendance Enrollment Forecasts (FTE) by Individual Grade

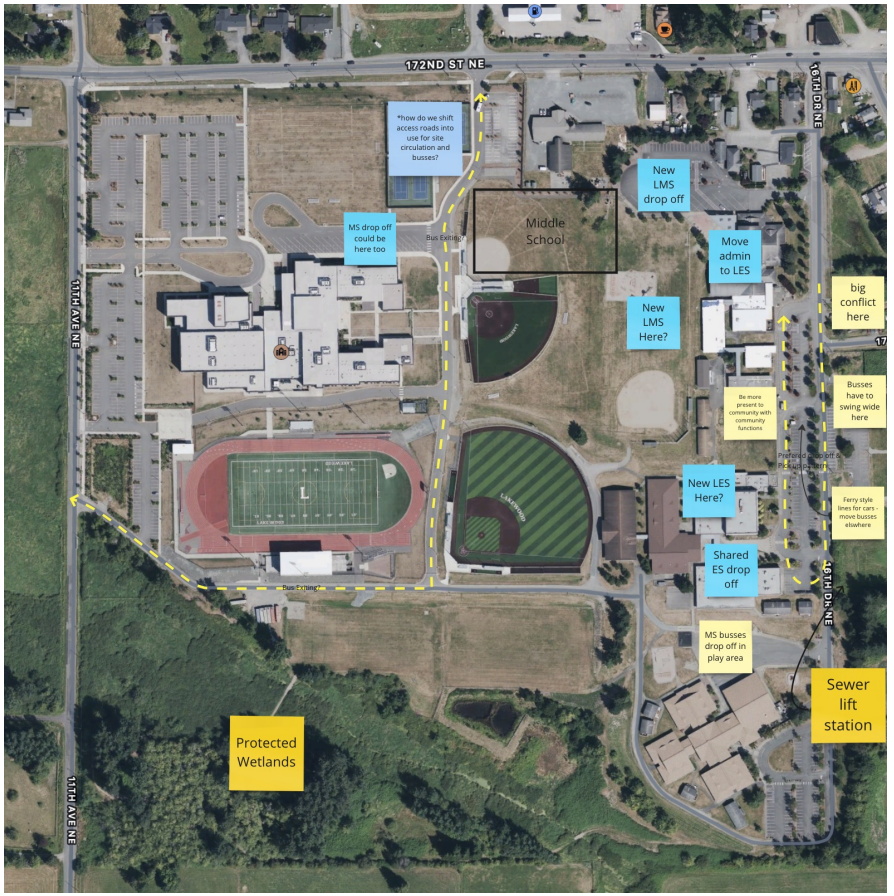
Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
K	162.00	174.40	177.15	185.72	127.02	186.60	183.17	192.32	184.18	179.10	175.02	183.17	
1	159.00	176.00	177.72	182.27	189.08	154.32	193.71	190.59	200.58	192.53	187.64	183.80	
2	166.45	172.03	190.00	177.00	171.56	205.77	162.42	204.34	201.50	212.55	204.48	199.74	
3	226.05	174.00	166.00	194.00	183.09	187.89	215.85	170.77	215.34	212.83	225.00	216.95	
4	174.00	230.30	174.36	179.00	189.00	195.38	195.70	225.35	178.69	225.84	223.72	237.06	
5	182.00	177.00	222.27	173.00	181.00	204.56	198.04	198.84	229.50	182.41	231.08	229.45	
6	181.00	190.60	186.00	232.92	175.91	195.00	214.39	207.87	209.02	241.62	192.34	244.03	
7	202.00	174.00	205.55	203.19	230.90	173.00	199.17	219.32	212.98	214.50	248.34	197.99	
8	187.00	206.00	185.00	213.00	214.72	216.08	175.10	203.94	224.92	218.77	220.67	255.88	
9	198.40	175.20	216.52	191.54	229.00	216.28	220.69	180.80	212.88	234.95	228.70	230.86	
10	168.80	205.20	170.52	219.09	182.00	220.04	215.22	215.39	180.20	212.34	234.55	228.49	
11	165.00	152.60	179.82	154.76	190.73	176.22	199.21	195.02	195.35	163.58	192.92	213.29	
12	144.60	152.80	126.27	141.69	134.84	186.16	154.68	175.02	171.49	171.94	144.11	170.11	
K-5	*1,069.50*	*1,103.73*	*1,107.50*	*1,090.99*	*1,040.75*	*1,134.52*	*1,148.89*	*1,182.20*	*1,209.78*	*1,205.25*	*1,246.95*	*1,250.16*	+ 101
6-8	*570.00*	*570.60*	*576.55*	*649.11*	*621.53*	*584.08*	*588.66*	*631.13*	*646.93*	*674.89*	*661.34*	*697.90*	+ 109
9-12	*676.80*	*685.80*	*693.13*	*707.08*	*736.57*	*798.70*	*789.80*	*766.23*	*759.91*	*782.81*	*800.28*	*842.75*	+ 54
K-12	*2,316.30*	*2,360.13*	*2,377.18*	*2,447.18*	*2,398.85*	*2,517.30*	*2,527.35*	*2,579.56*	*2,616.63*	*2,662.94*	*2,708.57*	*2,790.81*	

Total Attendance (Building Attendance)

Lakewood School District October 2016–17 to 2021–22 enrollment (FTE) and FLO 2022–23 to 2027–28 enrollment forecasts.

Community Forum – “Campus” Improvements

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?



Upcoming Meetings

April 18, 6pm at LMS Cougar Hall

Community Meeting to Share Our Findings

April 25, 6pm at Cougar Creek Elementary

Prioritizing Short-Term Needs (3-4 year timeframe)

May 9, 6pm at Lakewood Middle School

Prioritizing Long-Term Needs (4-12 year timeframe)

May 16, 6pm at Lakewood Elementary School

Community Meeting to Share Our Findings



Lakewood School District's Citizen's Facilities Advisory Committee (CFAC) Meeting 5 - Prioritizing Needs (immediate, short-, long-term)

Tuesday, April 25, 2023, 6-8pm, Cougar Creek Elementary School (meet in the Library)

Agenda

Hear from Cougar Creek Elementary Principal Bill Landry

Tour Cougar Creek Elementary School– return to Library

Settle in/Grab a Bite

Tour Observations/Q&A

Review Meeting 4 Discussions and Impressions of the Community Forum

Topic for Review and Discussion – Immediate, Short- & Long-Term Needs

How can we translate our findings into projects that will improve and transform the facilities and learning environments in the district?

Exercise: Review the needs we have identified through the process so far, sort them into immediate, short- and long-term needs. Focus schools will be Lakewood ES, English Crossing ES, Lakewood MS and the Lakewood SD campus.

Process: Use Miro to sort and record the committee findings.

After this meeting: McGranahan Architects will craft projects from the descriptions created at Meeting 5 and bring them to the committee on May 9 at Meeting 6, where we will rank the projects according to need, cost, and funding resources. We will have the benefit of a bond consultant at Meeting 6 to help us learn about the funding capacity of the community.

Next Steps/Reflect/Close

Facility	Campus Improvements	Short Term Need	Mid Term Need	Long Term Need	Comments
	Update and Clarify Traffic Flow	☆		☆	Look for ways to improve the traffic flow for the elementary schools near term Improve access road for regular traffic use
	New Middle School			☆	
	LMS Converted to Elementary School			☆	
	Move Admin to LES			☆	
	Improve Sewer System for all Campus			☆	

English Crossing

	Main Building	Immediate	Short Term	Long Term	Building Condition Survey Notes
	1994				
Foundations	90				
Slabs on Grade	90				
Water and Gas Mitigation	90				
Superstructure	90				
Exterior Vertical Enclosures	83	★			$ - Exterior painting needs to be completed
Exterior Horizontal Enclosures	83	★			$ - Thickness of paint is insufficient to prevent moisture intrusion
Interior Construction	90				
Interior Finishes	67	★			$ - VCT flooring is at the end of its useful life. Ceramic tile grout is hard to maintain, dirty
Plumbing	71		★		$$ - Domestic hot water system was designed without a hot water recirculating system/pump
HVAC	67	★			$$ - Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life
Fire Protection	76		★		$$ - Wet system heads at Covered Play and Entries extend too far into semi-conditioned soffits and freeze with extreme cold
Electrical	51	★			$$ - Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code
Communications	76		★		$$ - Intercom system is obsolete. Head-end is past its expected lifespan
Electronic Safety and Security	62		★		$$ - Intrusion detection system is present. No Access Control system or lock-down functions
Integrated Automation	62		★		$$ - Fire Alarm system is an obsolete zone type
Equipment	90				
Furnishings	90				
Overall Weighted ICOS Score	70.1				

Short term fix could have long term impacts

When they go, they go

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Facility	Issue	Short Term Need	Mid Term Need	Long Term Need	Comments
	No Security Vestibule		★		
	Needs Better Signage (Entry is hard to find)	★			Security Issue
	Improve Natural Daylight			★	
	Improve Gymnasium/Cafeteria Functionality			★	Add Gym to Separate Lunch/PE
	Improve Traffic Patterns for Buses/Pedestrians/Parents			★	Redo Pickup Drop Off System
	Improve Site Security - Fencing		★		Security Issue
	Centralized Security Automation		★		

Lakewood ES

	Building A 1964	Building C 1961	Building D 1968	Main Building 1958, 1997 & 2003	Covered Play 2003	Immediate	Short Term	Long Term	Building Condition Survey Notes
Foundations	90	90	90	90	90				
Slabs on Grade	90	90	90	90	90				
Water and Gas Mitigation	90	90	90	90					
Superstructure	62	90	90	90	90				
Exterior Vertical Enclosures	69	75	68	83			☆		$$ - Single wythe masonry is uninsulated, $$ - Single-pane, aluminun frame windows are very inefficient, $ - Door hardware is out of date and non-compliant
Exterior Horizontal Enclosures	90	90	90	62	90				
Interior Construction	90	68	75	90					
Interior Finishes	83	83	90	83	90	☆			$$ - Flooring has reached end of serviceable life
Plumbing	51	51	51	81				☆	$$$ - The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks
HVAC	61	51	51	90			☆		$$ - The boiler has been replaced once already and is closing in on needing to be replaced again. The outside air intakes for the unit ventilators are small.
Fire Protection	90	90	90	90					
Electrical	51	51	51	51	90	☆			$$ - Panels are well past their expected lifespan of 30 years
Communications	90	90	90	90	90				
Electronic Safety and Security	76	76	76	81	90		☆		$$ - No Access Control system or lock-down functions
Integrated Automation	62	62	62	90			☆		$$ - Obtaining parts to keep the controls system running is becoming difficult
Equipment				83	90				
Furnishings	90	90	90	90	90				
Overall Weighted ICOS Score	67.5	63.4	65.4	80.6	90.0				

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Facility	Issue	Short Term Need	Mid Term Need	Long Term Need	Comments
	Remodel as District Offices & Childcare Center			☆	
	Provide Equitable Experience for LES Students			☆	

Lakewood MS

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Immediate	Short Term	Long Term	Building Condition Survey Notes
	1967, 1970	1970	2002	1994, 2002 add'n				
Foundations	90	90	90	90				
Slabs on Grade	90	90	90	90				
Water and Gas Mitigation	90	90	90	90				
Superstructure	90	90	90	90				
Exterior Vertical Enclosures	76	54	90	90			★	$$ - Single wythe masonry is uninsulated, $ - Exterior louvers and vents dirty and partially obstructed
Exterior Horizontal Enclosures	90	31	90	90			★	$$ - Roof membrane is blistering and leaking in multiple locations, $$ - Drain-body sumps are holding water and debris
Interior Construction	90	90	90	90				
Interior Finishes	62	90	90	90				
Plumbing	51	62	90	90			★	$$ - The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable
HVAC	76	90	83	93				
Fire Protection	90	90	90	81				
Electrical	62	62	90	62	★			$$ - Equipment is well past its anticipated lifespan. Repair parts are difficult to come by.
Communications	61	61	61	61		★		$$ - Intercom system is obsolete. Head-end has trouble rebooting after a power outage. $$ - No master clock system. Intercom system is obsolete.
Electronic Safety and Security	62	62	71	61		★		$$ - No Access Control system or lock-down functions. $$ - Fire Alarm system is an obsolete zone type.
Integrated Automation	90	90	90	90				
Equipment	90							
Furnishings	90	62	90	95				
Overall Weighted ICOS Score	74.1	77.3	87.7	84.9				

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Facility	Issue	Short Term Need	Mid Term Need	Long Term Need	Comments
	Develop Physical Connections			★	
	Improve Science Rooms - Size / Layout / Infrastructure	★		★	Immediate need could be simple storage and furniture; Infrastructure is harder to address. Ventilation, eye wash, etc.; Fundamental problems with the rooms that need to be addressed long term; Located where they are to be near STEM lab
	Improve Natural Light			★	Some classrooms have no access to daylight
	Convert to Elementary School			★	Interrelated to other items on both lists; Connects to rebuilding MS elsewhere on campus
	Build new MS elsewhere on campus			★	
	Right Size the Cafeteria		★	★	Not enough room in building for full school assembly; Commons spaces aren't sized for current student population
	Improve Site Security		★		
	Increase Gym Capacity and/or Add Aux Gym			★	Not enough room in building for full school assembly
	Ground Source Heat Pump - Tied into campus				
	Create collaborative contemporary learning environments				

Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 6: Development & Funding Options

May 9, 2023







McGRANAHAN architects

Today's Agenda – Development & Funding Options

Review Immediate, Short- and Long-Term Needs

Building a Project Budget?

Presentation by Trevor Carlson, Piper Sandler & Co. – Funding

Should We Revise our Priorities Based on Funding Alternatives?

What Do We Want to Share at the May 16 Community Forum?

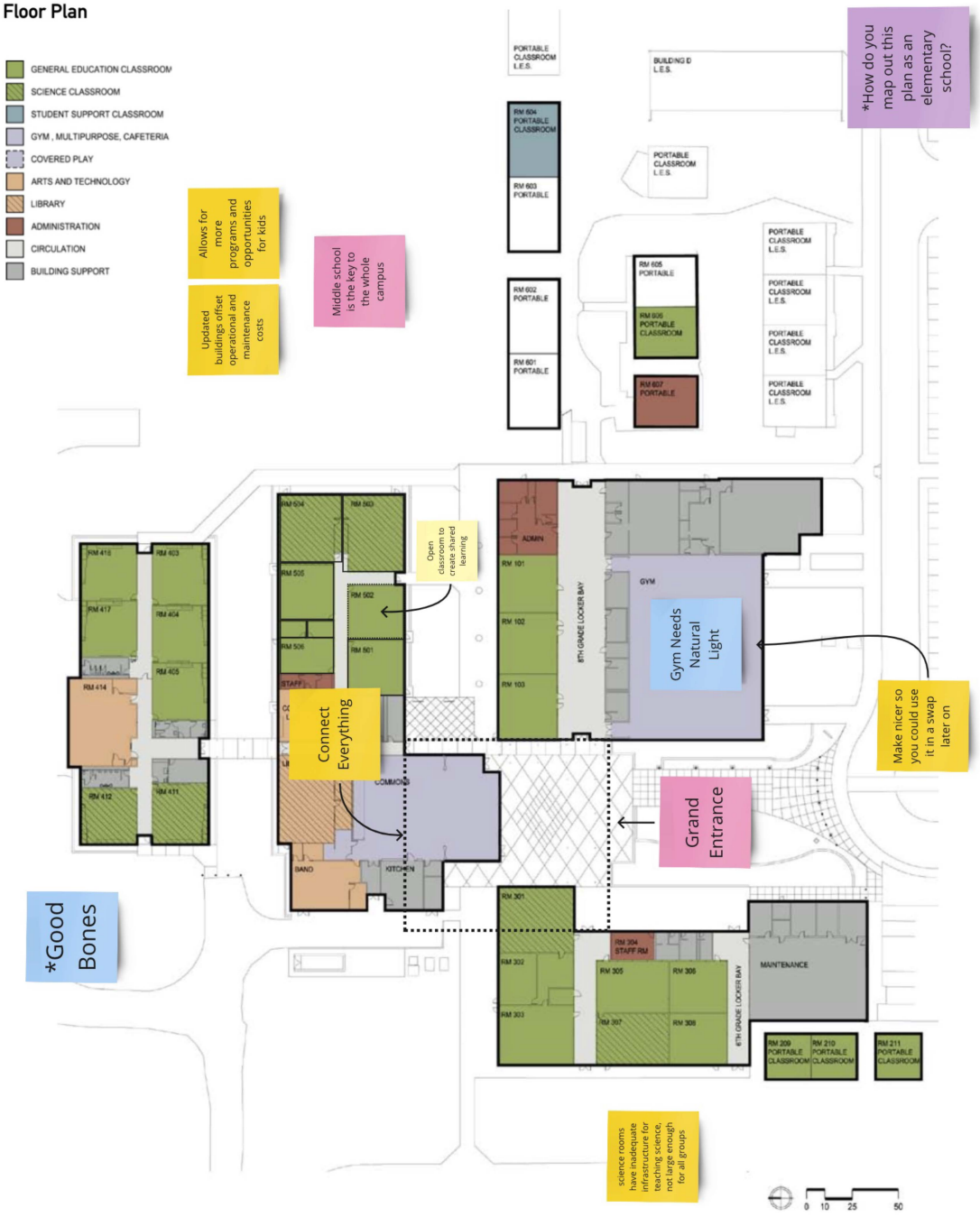
English Crossing Elementary School

Floor Plan



Lakewood Middle School

Floor Plan

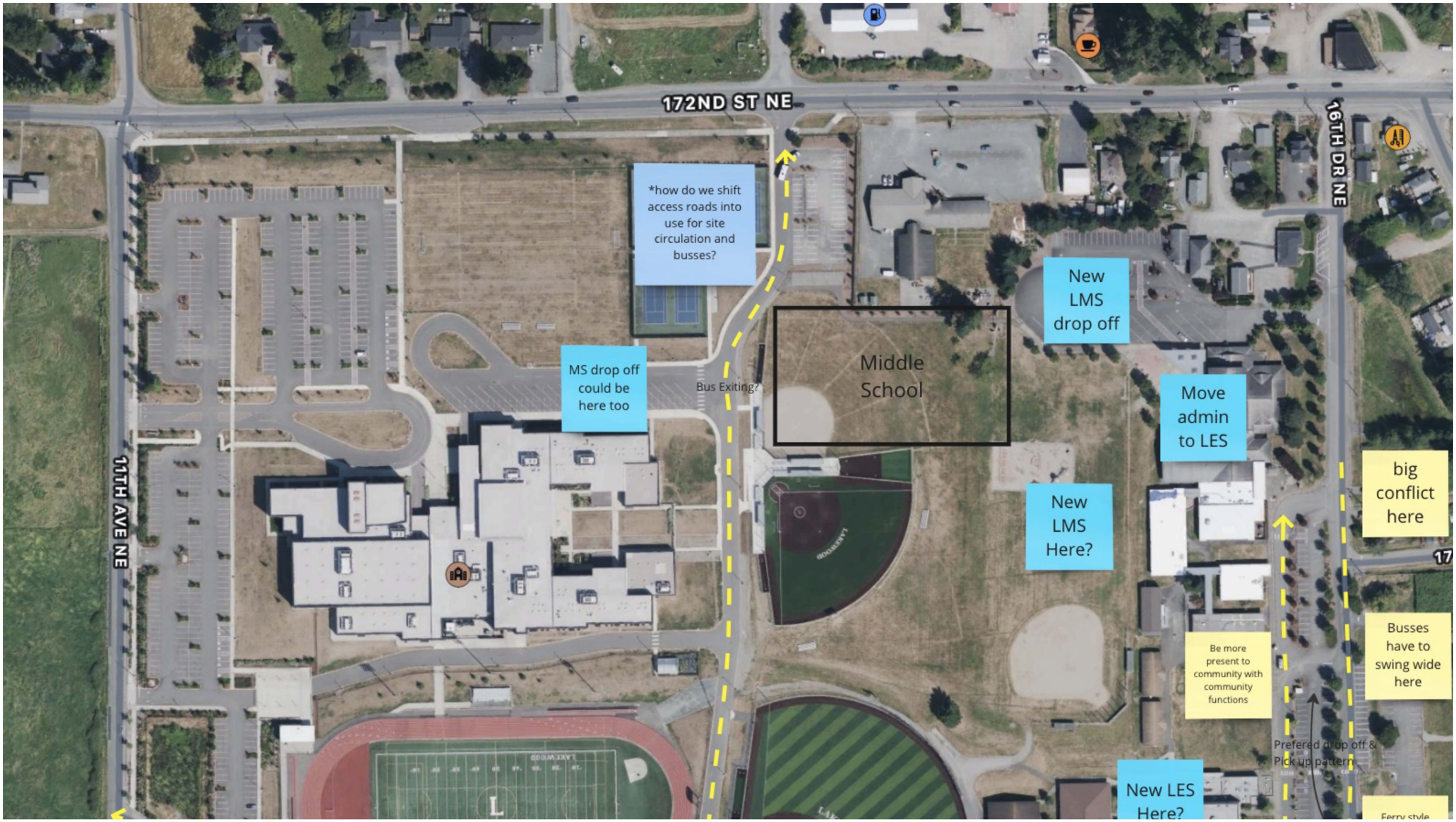


Lakewood Elementary School

Site Plan




172ND ST NE
161ST DR NE
117TH AVE NE
117TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Busses have to swing wide here
Be more present to community with community functions
Preferred drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting
161ST DR NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands


172ND ST NE
16TH DR NE
11TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting?
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Be more present to community with community functions
Busses have to swing wide here
Prefered drop off & Pick up pattern
New LES Here?


Be more present to community with community functions
swing wide here
Prefered drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting?
16TH Dr NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands
11TH AVE NE

Lakewood MS

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Immediate	Short Term	Long Term	Building Condition Survey Notes
	1967, 1970	1970	2002	1994, 2002 add'n				
Foundations	90	90	90	90				
Slabs on Grade	90	90	90	90				
Water and Gas Mitigation	90	90	90	90				
Superstructure	90	90	90	90				
Exterior Vertical Enclosures	76	54	90	90	★		★	$$ - Single wythe masonry is uninsulated, $ - Exterior louvers and vents dirty and partially obstructed
Exterior Horizontal Enclosures	90	31	90	90			★	$$ - Roof membrane is blistering and leaking in multiple locations, $$ - Drain-body sumps are holding water and debris
Interior Construction	90	90	90	90				
Interior Finishes	62	90	90	90				
Plumbing	51	62	90	90			★	$$ - The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable
HVAC	76	90	83	93				
Fire Protection	90	90	90	81				
Electrical	62	62	90	62	★			$$ - Equipment is well past its anticipated lifespan. Repair parts are difficult to come by.
Communications	61	61	61	61		★		$$ - Intercom system is obsolete. Head-end has trouble rebooting after a power outage. $$ - No master clock system. Intercom system is obsolete.
Electronic Safety and Security	62	62	71	61		★		$$ - No Access Control system or lock-down functions. $$ - Fire Alarm system is an obsolete zone type.
Integrated Automation	90	90	90	90				
Equipment	90							
Furnishings	90	62	90	95				
Overall Weighted ICOS Score	74.1	77.3	87.7	84.9				

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Facility	Issue	Short Term Need	Mid Term Need	Long Term Need	Comments
	Develop Physical Connections			☆	
	Improve Science Rooms - Size / Layout / Infrastructure	☆		☆	Immediate need could be simple storage and furniture Infrastructure is harder to address. Ventilation, eye wash, etc. Fundamental problems with the rooms that need to be addressed long term Located where they are to be near STEM lab
	Improve Natural Light			☆	Some classrooms have no access to daylight
	Convert to Elementary School			☆	Interrelated to other items on both lists Connects to rebuilding MS elsewhere on campus
	Build new MS elsewhere on campus			☆	
	Right Size the Cafeteria		☆	☆	Not enough room in building for full school assembly Commons spaces aren't sized for current student population
	Improve Site Security		☆		
	Increase Gym Capacity and/or Add Aux Gym			☆	Not enough room in building for full school assembly
	Ground Source Heat Pump - Tied into campus				
	Create collaborative contemporary learning environments				

Lakewood Elementary

Immediate/Short Term (Focus on Maintenance)	
Lakewood Elementary School - 45,400sf	
Flooring Update ($10/sf)	454,000
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
Subtotal Lakewood ES - Immediate Maintenance	**817,200**

Capital Levy (Focus on Safety and Security)	
Lakewood Elementary School	
Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
Replace integrated automation system ($8/sf)	363,200
Subtotal Lakewood ES - Safety and Security	**2,769,400**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Elementary School	
Upgrade electrical systems throughout ($15/sf)	681,000
Add classrooms to eliminate need for portables (collaborative contemporary learning)	
16 CR x 1,200sf x 600$/sf x 1.5 =	17,280,000
Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood ES - Maintenance/Replacement	**25,611,000**

Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School	
8 CR x 1,200sf x 600$/sf x 1.5 =	8,640,000
Subtotal Lakewood ES - Growth	**8,640,000**
Subtotal all Lakewood ES	**37,837,600**

Capital Bond (Focus on Growing for the Future)	
Convert Old Lakewood Middle School to Lakewood Elementary	
Lakewood Elementary School for 600 students	
600 x 100 x 350 x 1.5 =	**31,500,000**
students x sf/student x $/sf x soft cost factor = budget	
Convert Old Lakewood ES to District Office/Early Childhood	
District Office and Early Learning Center	
25,000 x 300 x 1.5 =	**11,250,000**
sf of renovation x soft cost factor = budget	

English Crossing ES

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
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Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	**85,050,000**
students x sf/student x $/sf x soft cost factor = budget	

Lakewood Middle

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
Repair and/or replace existing roofs and drains ($15/sf)	942,525
Repair and/or replace galvanized steel plumbing ($25/sf)	1,570,875
Improve natural light throughout ($15/sf)	942,525
Improve functionality of science classrooms ($15/sf)	942,525
Enclose exterior circulation, physical connections between buildings: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add 4 classrooms to replace portables (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Add Auxiliary Gymnasium: 8,500sf x 600$/sf x 1.5 =	7,650,000
Subtotal Lakewood MS - Maint./Replacement	**19,698,450**
$/sf:	**70**

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
Subtotal all Lakewood MS	**31,495,560**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Campus Improvements

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**

Capital Bond (Focus on Maintenance and Improvement)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
Subtotal Campus Improvements - Maint./Replacemer	**5,200,000**

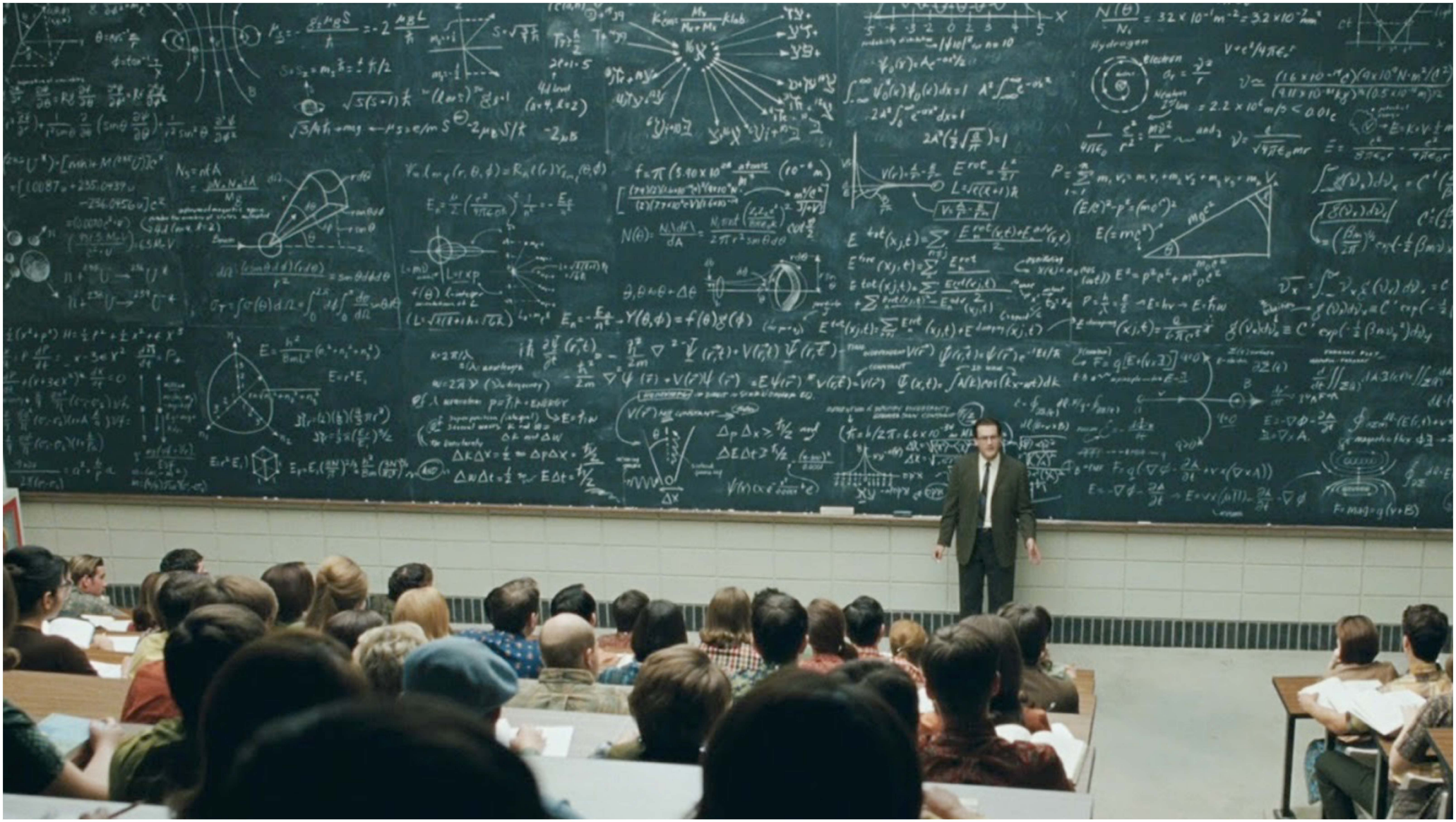
Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**

TOTAL IMMEDIATE	**5,983,895**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**
TOTAL BOND - MAINTENANCE/REPLACEMENT	**57,152,350**
TOTAL BOND - GROWTH	**14,040,000**
TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	**88,339,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**81,339,000**

Crafting Project Budgets

How Do We Craft Our Project Budgets?

- Too Costly to Fully Design the Projects Pre-Levy
- Cost Model Based on Educated Assumptions, Comparisons, and Historical Data



Crafting Project Budgets

1. $ Per Square Foot X Building Floor Area = Construction Cost Today

2. Construction Cost Today + Escalation = Construction Cost at Bid Day

3. Construction Cost at Bid Day + Contingency = Maximum Allowable Construction Cost (MACC)

4. MACC + Development Costs = Total Project Budget

Crafting Project Budgets

1. **$ Per Square Foot** X **Building Floor Area** = Construction Cost Today

2. Construction Cost Today + **Escalation** = Construction Cost at Bid Day

3. Construction Cost at Bid Day + **Contingency** = Maximum Allowable Construction Cost (MACC)

4. MACC + **Development Costs** = Total Project Budget

New 700 Student Middle School

$ Per Square Foot (2023 Dollars)			
	X		
Building Floor Area			
		=	
Construction Cost Today			
	X		
Escalation (3 years)			
		=	
Construction Cost at Bid Day (2026)			
	X		
Contingency			
		=	
Maximum Allowable Construction Cost (MACC)			
	X		
Development Costs			
		=	
Total Project Budget			

Cost Per Square Foot

What Does a School Cost Per Square Foot?

- How Big is the School?
- What Types of Programs Does it Serve?
- What Materials is it Made of?
- What Types of Systems Does it Have?
- How Big is the Site?
- What City/Region is the School in?
- Health & Fitness
- Studios & Shops

Statewide Average Square Foot Cost for Construction at Time of Bid

Design-Bid-Build Projects:
Square foot costs are based on the awarded contract amount for construction at time of bid and do not reflect final construction cost.

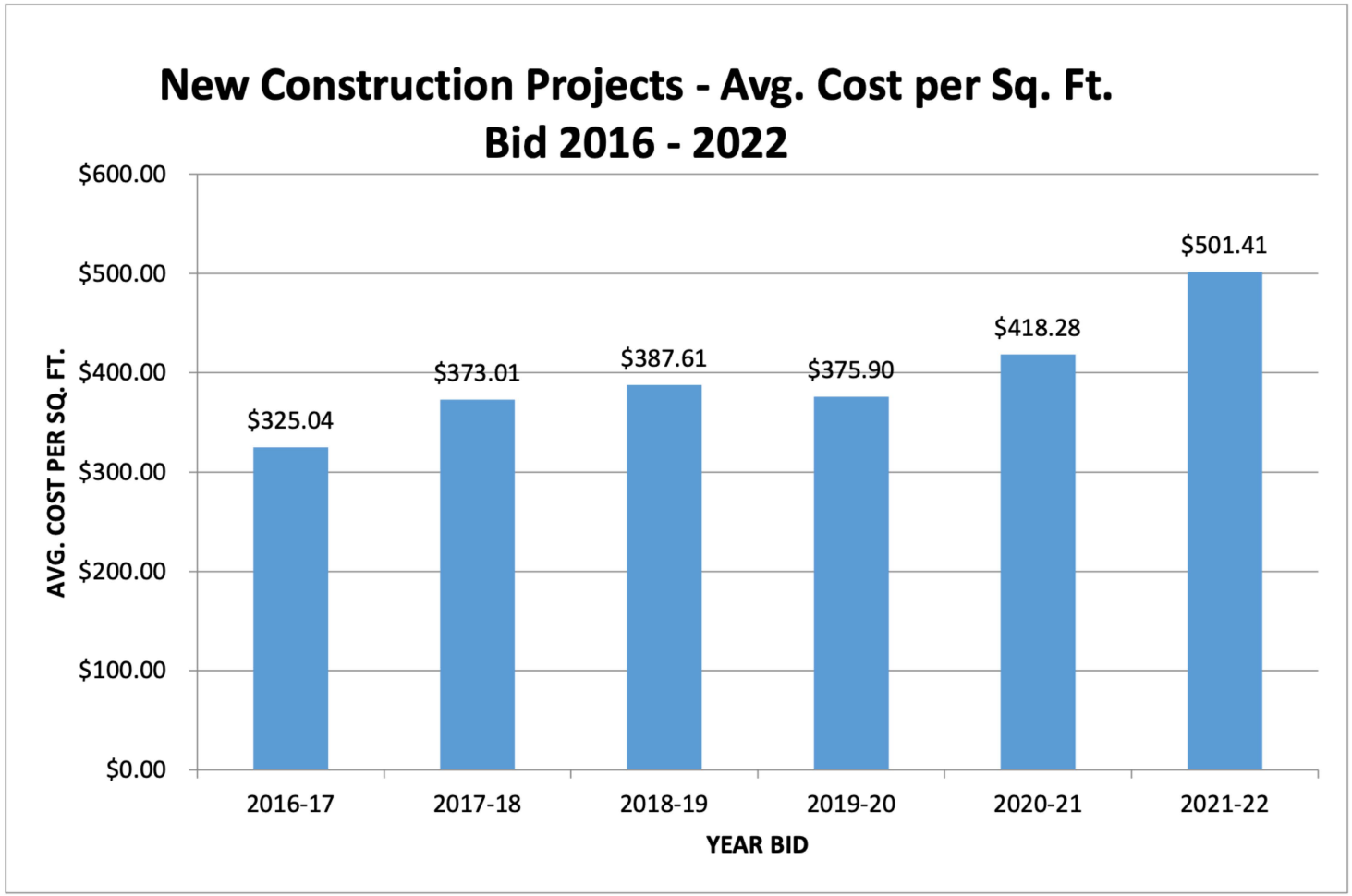
GC/CM – General Contractor/Construction Manager Projects:
Included is both the average square foot cost for construction at time of MACC negotiation and at final negotiated Guaranteed Maximum Price and may not reflect final construction cost.

All Projects:
Square foot costs represent state recognized cost of construction. The costs do not include construction costs for off-site work, hazardous waste abatement/asbestos removal (unless part of an eligible modernization project) and demolition of existing building. Square foot costs, at the time of bid, reflect only "hard costs" (brick and mortar) and any reported site costs.
Not included in square foot costs are soft costs like furnishings, equipment, design fees, sales tax in excess of 7.0% allowance, permit fees, and any contingencies.

Note: All square foot costs in the tables below include 7.0% sales tax.

SUMMARY OF SQUARE FOOT COST FOR CONSTRUCTION
PROJECTS BID 2016-2022

	New Construction		***Modernization***		***Includes both***	***New & Modernization***	***Projects***
	DESIGN-BID-BUILD		**DESIGN-BID-BUILD**		**GCCM/MACC**	**GCCM/GMP**	
	AVERAGE SQ. FT.		AVERAGE SQ. FT.		AVERAGE SQ. FT.	AVERAGE SQ. FT.	
	COST BASED ON	NO. OF	COST BASED ON	NO. OF	COST BASED	COST BASED	NO. OF
YEARS	CONTRACT AWARD	PROJECTS	CONTRACT AWARD	PROJECTS	ON MACC	ON GMP/GCC/TCC	PROJECTS
2016-17	$325.04	24	$190.08	10	$303.93	$338.49	13
2017-18	$373.01	27	$249.21	19	$382.83	$425.84	6
2018-19	$387.61	25	$274.96	9	$397.09	$446.27	29
2019-20	$375.90	23	$203.64	7	$412.11	$469.74	20
2020-21	$418.28	17	$267.79	15	$472.29	$521.89	13
2021-22	$501.41	13	$332.49	4	$447.20	$473.26	7


New Construction Projects - Avg. Cost per Sq. Ft.
Bid 2016 - 2022
AVG. COST PER SQ. FT.
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$0.00
$325.04
$373.01
$387.61
$375.90
$418.28
$501.41
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
YEAR BID

Cost Per Square Foot

Range: $450 - $600/SF

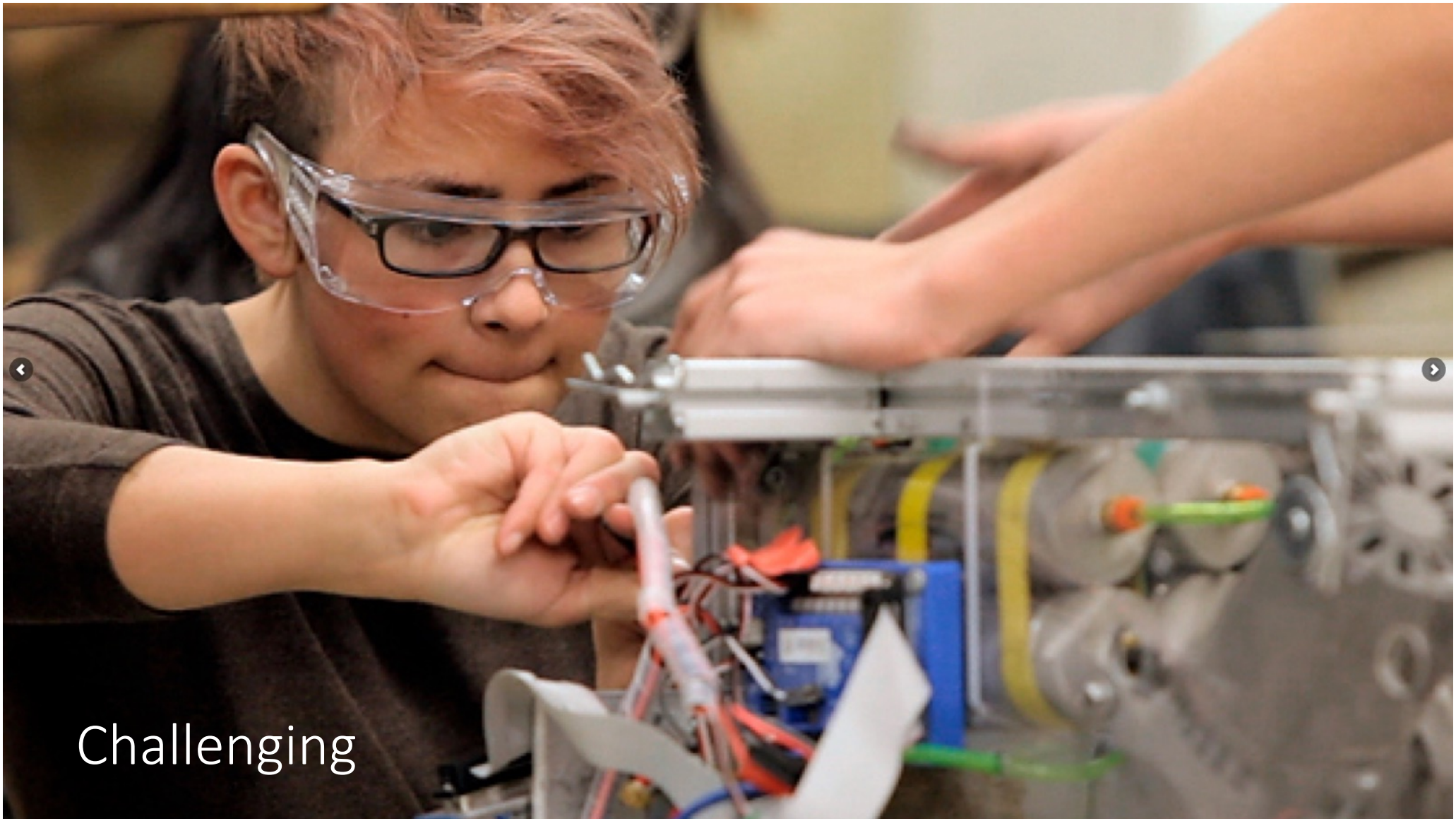
Contemporary Learning Environments


Constructive


Collaborative


Experimental


Expressive

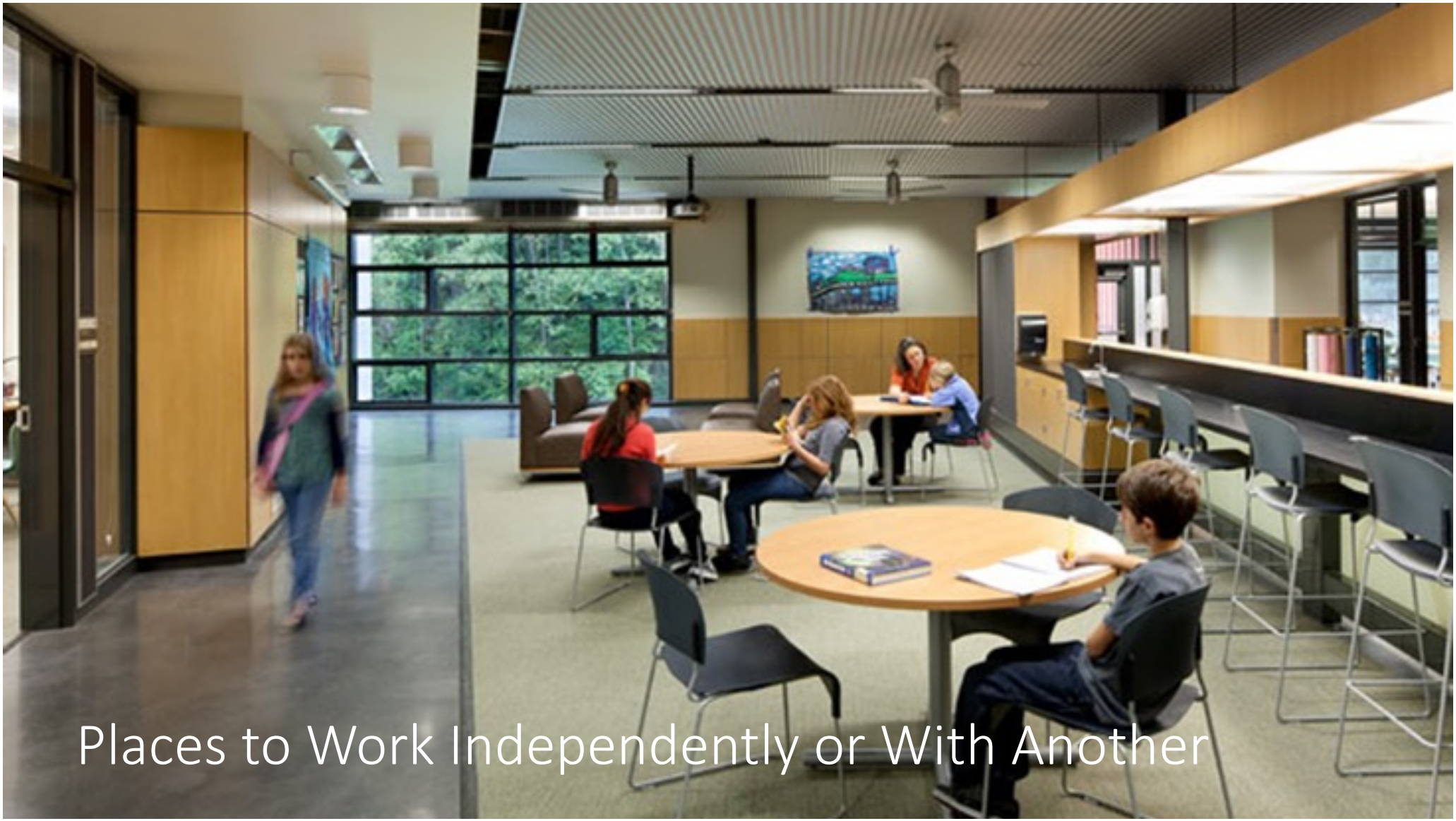

Challenging


99+51
30×5
140+10
250-100
200-50
400-250
Connected


Creative

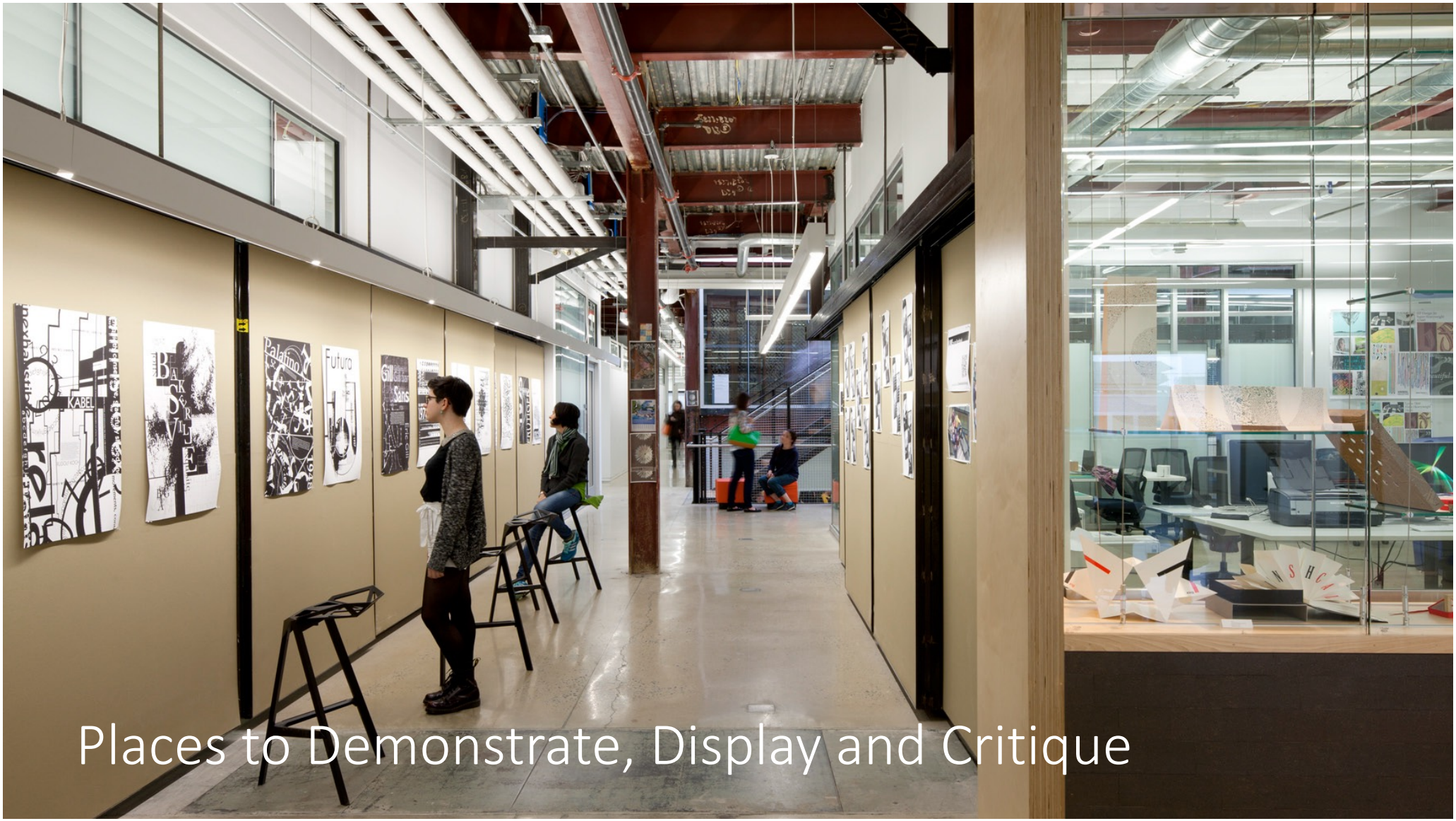

Settings for Group Learning


More labs, studios and shops for project work


Places to Work Independently or With Another


Healthy Social Spaces


Outdoor Learning and Activity



Places to Demonstrate, Display and Critique

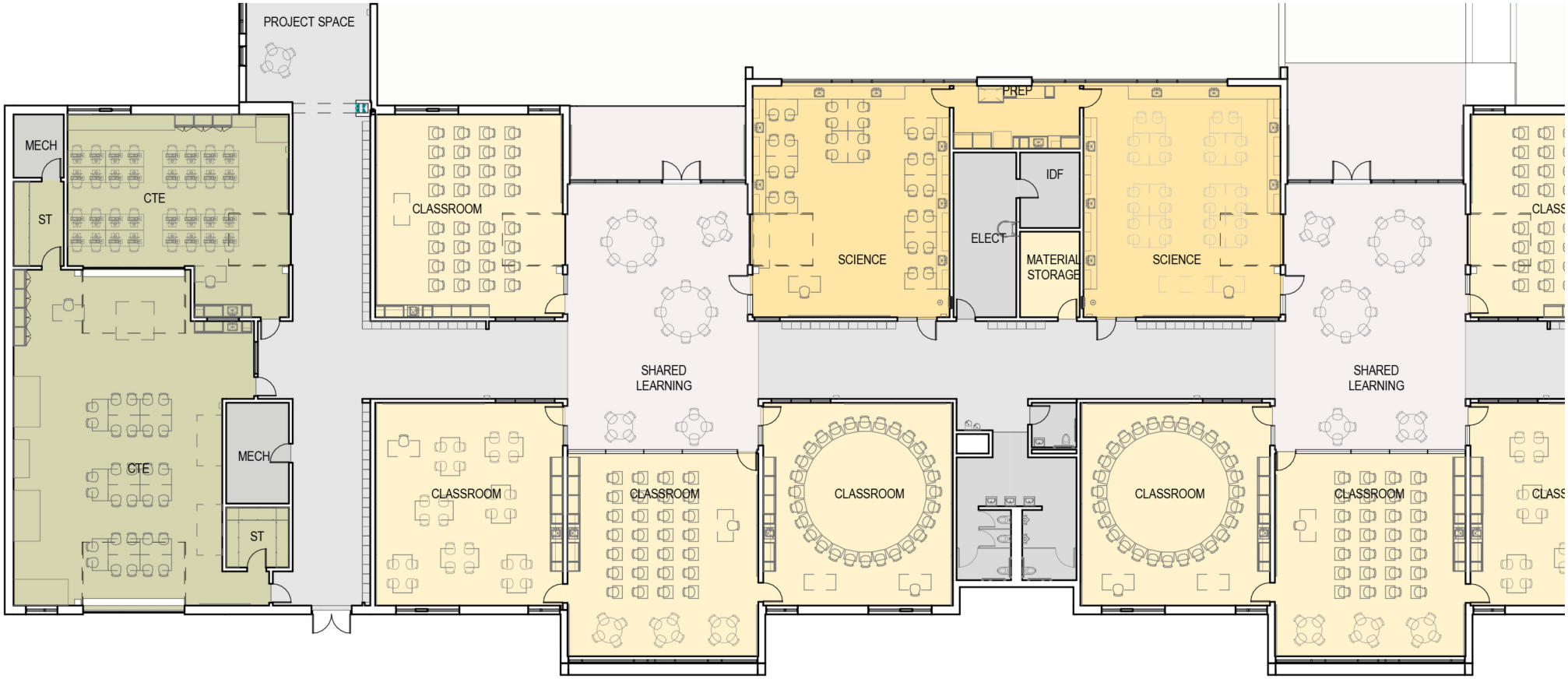

Be Part of a Learning Community



FIRST FLOOR - FLOOR PLAN



FIRST FLOOR - FLOOR PLAN


PROJECT SPACE
MECH
ST
CTE
CLASSROOM
SCIENCE
PREP
IDF
ELECT
MATERIAL STORAGE
SCIENCE
SHARED LEARNING
SHARED LEARNING
CTE
MECH
ST
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM

Area per student- OSPI funded middle schools 2008-17

District	Project Name	Bid Date	Size	Low Bid	$ / SF at Bid	% Escalation to 2017	$/SF in 2017	Student Population	Assumed Capacity	Area Per Student
University Place SD	Curtis Junior High	2/22/08	138,396	$41,657,403	$301.00	10.04%	$331.22	985	1,000	138
Bethel SD	Liberty Junior High	3/20/08	97,639	$21,949,000	$224.80	10.04%	$247.37	757	750	130
Seattle SD	Hamilton Middle School	3/27/08	126,000	$38,890,000	$308.65	10.04%	$339.64	880	900	140
Tacoma SD	First Creek Middle School	3/27/08	116,652	$31,149,000	$267.02	10.04%	$293.83	814	850	137
Bellingham SD	Shuksan Middle School	4/17/08	85,134	$16,307,000	$191.55	10.04%	$210.78	614	600	142
Bellevue SD	Tyee Middle School	3/4/10	127,900	$24,500,000	$191.56	27.97%	$245.13	995	900	142
LK Washington SD	Finn Hill Junior High	5/26/10	109,000	$28,141,000	$258.17	27.97%	$330.39	407	900	121
Tacoma SD	Baker Middle School	6/8/10	118,920	$31,590,000	$265.64	27.97%	$339.94	627	900	132
Snohomish SD	Valley View Middle School	1/20/11	163,145	$51,838,000	$317.74	26.54%	$402.07	736	900	181
Clover Park SD	Hudtloff Middle School	7/12/11	101,717	$29,450,000	$289.53	26.54%	$366.37	727	750	136
Bellevue SD	Chinook Middle School	5/22/12	143,892	$40,500,000	$281.46	23.90%	$348.73	968	1,200	120
Bellevue	Odle Middle School	5/8/14	143,955	$45,922,000	$319.00	14.66%	$365.77	953	1,200	120
Bellevue SD	Tillicum Middle School	3/17/16	181,035	$59,262,000	$327.35	4.80%	$343.06	661	1,400	129
Lynden SD	Lynden Middle School	9/28/16	105,131	$29,553,629	$281.11	4.80%	$294.61	592	600	175
Issaquah SD	Pine Lake Middle School	6/1/17	145,000	$60,100,000	$414.48	0.00%	$414.48	937	1,000	145
							$324.89			139

139 SF/ST

Contemporary Learning Environments

Range: 130sf/student – 150sf/student

@ 700 students

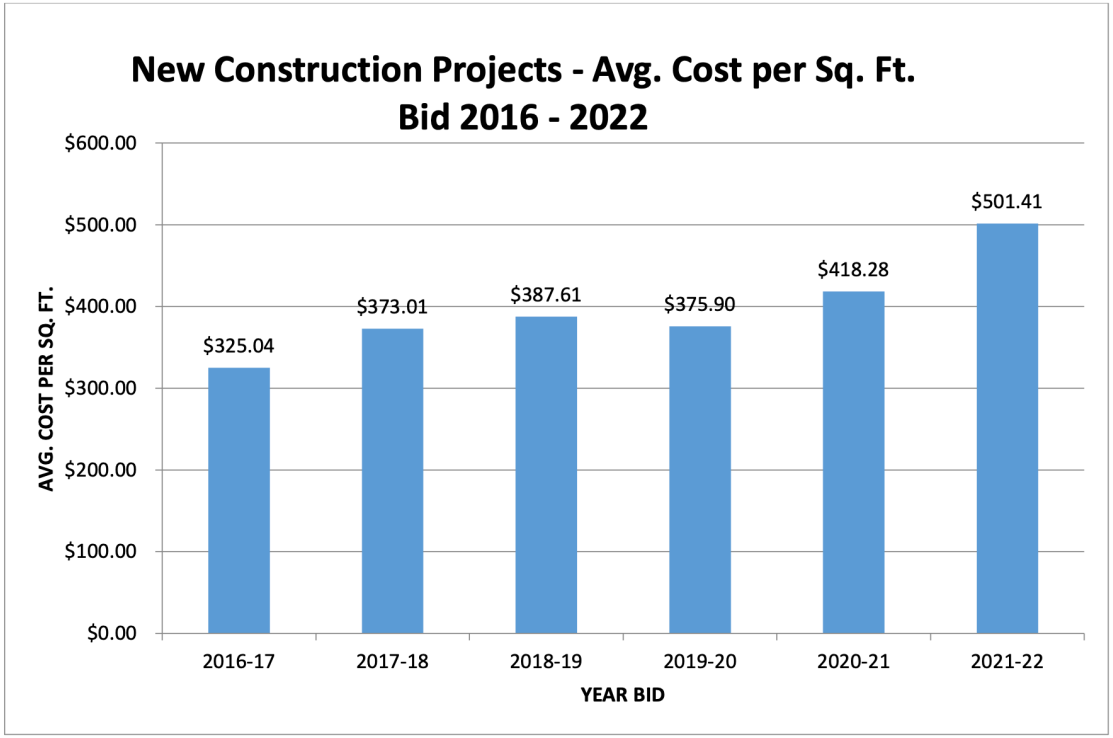
Range: 91,000sf – 105,000sf

Escalation

Historically: 5 - 8%

Current Projections: 6% per year

- 2017 - 18: 15.3 %
- 2018 - 19: 3.9%
- 2019 - 20: -3%
- 2020 - 21: 11.3%
- 2021 - 22: 19.9%
- Average: 9.5% per year
- Cumulative over 5 years: 54.3% increase
- 3-year range: 18% - 30%, Multiply by: 1.18 – 1.30



Project Contingency

Range: 5% - 20%

Multiply by: 1.05 – 1.20

Project Development Costs

Costs Beyond the Direct Cost of Construction

Representative Project Development Costs Include:

- Permits and Fees
- Equipment
- Soils Testing
- Energy Cost Analysis
- Commissioning
- Moving
- Others…
- Architects and Engineers
- Furniture
- Site Survey
- Value Engineering
- WA Sustainable Schools
- Sales Tax
- Traffic Studies
- Technology
- SEPA Review
- Constructability Review
- Printing
- Construction Contingency

Average Ranges from 30% - 45%

Project Development Costs

Range: 35% - 55%

Multiply by 1.35 – 1.55

New 700 Student Middle School

$ Per Square Foot (2023 Dollars)			
	X		
Building Floor Area			
		=	
Construction Cost Today			
	X		
Escalation (3 years)			
		=	
Construction Cost at Bid Day (2026)			
	X		
Contingency			
		=	
Maximum Allowable Construction Cost (MACC)			
	X		
Development Costs			
		=	
Total Project Budget			

Lakewood Elementary

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Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
Subtotal English Crossing ES - Immediate Maintenanc	**3,722,830**

Capital Levy (Focus on Safety and Security)	
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Repair or replace fire suppression system at covered play ($8/sf)	331,440
Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	**85,050,000**
students x sf/student x $/sf x soft cost factor = budget	

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Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

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Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
Repair and/or replace existing roofs and drains ($15/sf)	942,525
Repair and/or replace galvanized steel plumbing ($25/sf)	1,570,875
Improve natural light throughout ($15/sf)	942,525
Improve functionality of science classrooms ($15/sf)	942,525
Enclose exterior circulation, physical connections between buildings: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add 4 classrooms to replace portables (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Add Auxiliary Gymnasium: 8,500sf x 600$/sf x 1.5 =	7,650,000
Subtotal Lakewood MS - Maint./Replacement	**19,698,450**
$/sf:	**70**

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
Subtotal all Lakewood MS	**31,495,560**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Campus Improvements

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**

Capital Bond (Focus on Maintenance and Improvement)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
Subtotal Campus Improvements - Maint./Replacemer	**5,200,000**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**

TOTAL IMMEDIATE	**5,983,895**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**
TOTAL BOND - MAINTENANCE/REPLACEMENT	**57,152,350**
TOTAL BOND - GROWTH	**14,040,000**
TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	**88,339,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**81,339,000**

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School - 45,400sf		**Lakewood Elementary School**		**Lakewood Elementary School**		**Lakewood Elementary School**	
Flooring Update ($10/sf)	454,000	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000	Upgrade electrical systems throughout ($15/sf)	681,000		
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000	Add classrooms to eliminate need for portables (collaborative contemporary learning)			
		Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200	16 CR x 1,200sf x 600$/sf x 1.5 =	17,280,000		
		Replace integrated automation system ($8/sf)	363,200	Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600$/sf x 1.5 =	2,250,000	8 CR x 1,200sf x 600$/sf x 1.5 =	8,640,000
				Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000		
Subtotal Lakewood ES - Immediate Maintenance	**817,200**	**Subtotal Lakewood ES - Safety and Security**	**2,769,400**	**Subtotal Lakewood ES - Maintenance/Replacement**	**25,611,000**	**Subtotal Lakewood ES - Growth**	**8,640,000**
						Subtotal all Lakewood ES	**37,837,600**

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
Subtotal English Crossing ES - Immediate Maintenanc	**3,722,830**

Capital Levy (Focus on Safety and Security)	
English Crossing Elementary School	
Repair or replace domestic hot water system ($30/sf)	1,242,900
Repair or replace fire suppression system at covered play ($8/sf)	331,440
Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
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Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
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Subtotal Lakewood MS - Maint./Replacement	**19,698,450**
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Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
Subtotal all Lakewood MS	**31,495,560**

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**
TOTAL IMMEDIATE	**5,983,895**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**

Capital Bond (Focus on Maintenance and Improvement)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
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Subtotal Campus Improvements - Maint./Replaceme	**5,200,000**
TOTAL BOND - MAINTENANCE/REPLACEMENT	**57,152,350**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**
TOTAL BOND - GROWTH	**14,040,000**
TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	**88,339,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**81,339,000**

Replacement Approach

Capital Bond (Focus on Growing for the Future)

Convert Old Lakewood Middle School to Lakewood Elementary

Lakewood Elementary School for 600 students

600 x 100 x 350 x 1.5 = **31,500,000**

students x sf/student x $/sf x soft cost factor = budget

Convert Old Lakewood ES to District Office/Early Childhood

District Office and Early Learning Center

25,000 x 300 x 1.5 = **11,250,000**

sf of renovation x soft cost factor = budget

Capital Bond (Focus on Growing for the Future)

English Crossing Elementary School

Capital Bond (Focus on Growing for the Future)

Lakewood Middle School

New School for 700 students

700 x 135 x 600 x 1.5 = **85,050,000**

students x sf/student x $/sf x soft cost factor = budget

Capital Bond (Focus on Growing for the Future)

Campus Improvements

Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000

TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

PIPER | SANDLER

May 9, 2023

Lakewood School District No. 306
Bond Issue Planning

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Bond vs. Levy

Bond

- add interest to initial cost to hedge against cost escalation
- fixed cost over the life of the bond
- better environments for children from the beginning, not over time
- benefits are longer lasting and more holistic

Levy

- add escalation due to extended duration
- improvements accomplished over time
- continuing maintenance
- continued lack of security
- continued emergency costs
- little change in the building configuration after major expense

Upcoming Meetings

May 16, 6pm at Lakewood Elementary School

Community Meeting to Share Our Findings

May 23, 6pm at Lakewood Elementary

Crafting Recommendations to the School Board

June 13, 6pm at Lakewood High School

Refining Recommendations to the School Board

August 23, 6pm at Lakewood High School

School Board Study: Findings/Recommendation



Lakewood School District's Citizen's Facilities Advisory Committee (CFAC) Meeting 7 – Immediate/Short-term Improvement Recommendations

Tuesday, May 23, 2023, 6-8pm, Lakewood Elementary School (meet in the Library)

Agenda

Settle in/Grab a Bite

What are our values as we make a proposal to the school board and community? What drives our decision-making?

Review of Bond and Levy Planning.

Review and Discussion – Crafting a Priority List for Immediate and Short-term Facility Improvements

Ranking the Projects that We have Identified

Exercise: Committee members rank the projects on our Immediate and Short-term lists. Answers will be compiled, and we will discuss our findings. See the worksheet sent with this agenda.

Review and Discussion – Should We Revise our Priorities Based on Funding Alternatives?

After reviewing our ranked project list: Should we revise our project prioritization based on the funding alternatives available?

Topic for Review and Discussion – What Do We Want to Recommend to the School Board for their study session?

What are some of your most important impressions and findings from the process so far? What would you have the school board consider?

Next Steps/Reflect/Close

Immediate/Short Term (Focus on Maintenance)	
Lakewood Elementary School - 45,400sf	
Flooring Update ($10/sf)	454,000
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
Subtotal Lakewood ES - Immediate Maintenance	**817,200**

Capital Levy (Focus on Safety and Security)	
Lakewood Elementary School	
Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
Replace integrated automation system ($8/sf)	363,200
Subtotal Lakewood ES - Safety and Security	**2,769,400**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Elementary School	
Upgrade electrical systems throughout ($15/sf)	681,000
Add classrooms to eliminate need for portables (collaborative contemporary learning)	
16 CR x 1,200sf x 600$/sf x 1.5 =	17,280,000
Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood ES - Maintenance/Replacement	**25,611,000**

Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School	
8 CR x 1,200sf x 600$/sf x 1.5 =	8,640,000
Subtotal Lakewood ES - Growth	**8,640,000**
Subtotal all Lakewood ES	**37,837,600**

Capital Bond (Focus on Growing for the Future)	
Convert Old Lakewood Middle School to Lakewood Elementary	
Lakewood Elementary School for 600 students	
600 x 100 x 350 x 1.5 =	**31,500,000**
students x sf/student x $/sf x soft cost factor = budget	
Convert Old Lakewood ES to District Office/Early Childhood	
District Office and Early Learning Center	
25,000 x 300 x 1.5 =	**11,250,000**
sf of renovation x soft cost factor = budget	

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
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Subtotal English Crossing ES - Immediate Maintenanc	**3,722,830**

Capital Levy (Focus on Safety and Security)	
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Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Capital Bond (Focus on Growing for the Future)
English Crossing Elementary School

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	**85,050,000**
students x sf/student x $/sf x soft cost factor = budget	

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
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Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
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Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
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Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
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TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**

Capital Bond (Focus on Maintenance and Improvement)	
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Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**

TOTAL IMMEDIATE	**5,983,895**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**
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Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
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Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
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Capital Bond (Focus on Growing for the Future)

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Lakewood Elementary School for 600 students

600 x 100 x 350 x 1.5 = **31,500,000**

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District Office and Early Learning Center

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Capital Bond (Focus on Growing for the Future)

English Crossing Elementary School

Capital Bond (Focus on Growing for the Future)

Lakewood Middle School

New School for 700 students

700 x 135 x 600 x 1.5 = **85,050,000**

students x sf/student x $/sf x soft cost factor = budget

Capital Bond (Focus on Growing for the Future)

Campus Improvements

Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000

TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Lakewood SD CFAC Immediate/Short Term Development Options

	Immediate/Short Term (Focus on Maintenance)	
	Lakewood Elementary School - 45,400sf	
	Flooring Update ($10/sf)	454,000
	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200

	Capital Levy (Focus on Safety and Security)	
	Lakewood Elementary School	
	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
	Replace integrated automation system ($8/sf)	363,200

	Immediate/Short Term (Focus on Maintenance)	
	English Crossing Elementary School - 41,430sf	
	Exterior Painting ($8/sf)	330,800
	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
	Flooring Update ($15/sf)	621,450
	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750

	Capital Levy (Focus on Safety and Security)	
	English Crossing Elementary School	
	Repair or replace domestic hot water system ($30/sf)	1,242,900
	Repair or replace fire suppression system at covered play ($8/sf)	331,440
	Replace intercom system ($8/sf)	331,440
	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
	Replace fire alarm system ($8/sf)	331,440
	Enclose site with new fencing ($15/sf)	621,450

	Immediate/Short Term (Focus on Maintenance/Preservation)	
	Cougar Creek Elementary School - 44,217	
	Flooring Update	442,170
	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736

	Capital Levy (Focus on Safety, Security and Maintenance)	
	Cougar Creek Elementary School	
	Miscellaneous Site Improvements, Sidewalk Repair	350,000

	Immediate/Short Term (Focus on Maintenance)	
	Lakewood Middle School - 62,835sf	
	Clean exterior louvers and vents ($4/sf)	251,340
	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525

	Capital Levy (Focus on Safety and Security)	
	Lakewood Middle School	
	Replace intercom system ($8/sf)	502,680
	Replace master clock system ($8/sf)	502,680
	Install access control system with lock-down functions ($8/sf)	502,680
	Replace fire alarm system ($8/sf)	502,680
	Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
	Improve site security and fencing ($15/sf)	942,525

	Immediate/Short Term (Focus on Maintenance)	
	Campus Improvements	
	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000

	Capital Levy (Focus on Safety and Security)	
	Campus Improvements	
	Miscellaneous Site Improvements, Sidewalk Repair	500,000

	TOTAL IMMEDIATE	**6,779,801**

	TOTAL LEVY - SAFETY & SECURITY	**12,012,755**

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11

Immediate/Short Term (Focus on Maintenance)

Lakewood Elementary School

32	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
33	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
40	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
42	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000
58	Flooring Update ($10/sf)	442,170
59	Flooring Update ($10/sf)	454,000
59	Flooring Update ($15/sf)	621,450
66	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
79	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	Clean exterior louvers and vents ($4/sf)	251,340
81	Exterior Painting ($8/sf)	330,800

10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
12	3	1	12	1	7	9	14	5
11	1	16	1	4	18	2	16	1
3	5	11	14	3	6	11	13	8
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

Capital Levy (Focus on Safety and Security)

Lakewood Elementary School

32	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
52	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
52	Install access control system with lock-down functions ($8/sf)	502,680
54	Repair or replace domestic hot water system ($30/sf)	1,242,900
64	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
64	Improve site security and fencing ($15/sf)	942,525
70	Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
74	Enclose site with new fencing ($15/sf)	621,450
80	Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	Replace fire alarm system ($8/sf)	502,680
89	Replace fire alarm system ($8/sf)	331,440
92	Replace integrated automation system ($8/sf)	363,200
98	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	Replace intercom system ($8/sf)	331,440
104	Replace intercom system ($8/sf)	502,680
131	Replace master clock system ($8/sf)	502,680
133	Miscellaneous Site Improvements, Sidewalk Repair	500,000
138	Miscellaneous Site Improvements, Sidewalk Repair	350,000

Lakewood SD Short/Long Range Capital Facilities Plan

Meeting 8: CFAC Capital Master Plan Scope & Funding

June 13, 2023







McGRANAHAN architects

Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

Respondent	1	2	3	4	5	6	7	8	9	Average Response	Rank
Growth/Future Enrollment Capacity	1	2	2	6	1	5	5	1	1	2.67	1
Educational Mission	3	4	4	1	6	1	1	7	4	3.44	2
Facility Condition Improvements to Existing Schools	2	1	5	4	3	7	3	2	6	3.67	3
Equity	7	6	1	2	10	2	2	8	9	5.22	4
Greater Variety of Learning Settings Beyond the Classroom	4	5	9	5	5	4	4	9	5	5.56	5
Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
Energy Efficiency & Environmental Responsibility	10	9	10	8	8	10	10	5	8	8.67	10

Essential Questions

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

What do we need to do with our school facilities to **accommodate anticipated growth**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

A Review of What We Have Studied and Steps We Took

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	51
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	74.1	77.3	87.7	84.9	67.5	63.4	65.4	80.6	90.0	86.0	85.9	70.1
Excellent (95-100)	100	(10.9)	(7.7)	2.7	(0.1)	(17.5)	(21.6)	(19.7)	(4.4)	5.0	1.0	0.9	(15.0)
Good (85-94)	90												
Fair (62-84)	62												
Poor (30-61)	30												
Unsatisfactory (0-29)	15												

Lakewood High School

Building is performing well

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	2018
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	90
Exterior Horizontal Enclosures	90
Interior Construction	90
Interior Finishes	90
Plumbing	90
HVAC	90
Fire Protection	90
Electrical	100
Communications	100
Electronic Safety and Security	100
Integrated Automation	90
Equipment	90
Furnishings	100
Overall Weighted ICOS Score	91.4

Lakewood Middle School

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A
	1967, 1970	1970	2002	1994, 2002 add'n
Foundations	90	90	90	90
Slabs on Grade	90	90	90	90
Water and Gas Mitigation	90	90	90	90
Superstructure	90	90	90	90
Exterior Vertical Enclosures	76	54	90	90
Exterior Horizontal Enclosures	90	31	90	90
Interior Construction	90	90	90	90
Interior Finishes	62	90	90	90
Plumbing	51	62	90	90
HVAC	76	90	83	93
Fire Protection	90	90	90	81
Electrical	62	62	90	62
Communications	61	61	61	61
Electronic Safety and Security	62	62	71	61
Integrated Automation	90	90	90	90
Equipment	90			
Furnishings	90	62	90	95
Overall Weighted ICOS Score	74.1	77.3	87.7	84.9

Single-pane, metal-frame windows are very inefficient

Leaking, Roof drains not draining

No master clock system. Intercom system is obsolete.

Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan

Corridor flooring is discolored and nearing the end of its serviceable life.

The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The LG systems installed eight years ago, continue to leak and fail. We continue to repair them causing minimal days of heating/cooling loss. This system may have to be replaced completely if it continues to fail.

Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan

New desks purchased 2020/2021

Lakewood Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Building A	Building C	Building D	Main Building	Covered Play
	1964	1961	1968	1958, 1997 & 2003	2003
Foundations	90	90	90	90	90
Slabs on Grade	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	
Superstructure	62	90	90	90	90
Exterior Vertical Enclosures	69	75	68	83	
Exterior Horizontal Enclosures	90	90	90	62	90
Interior Construction	90	68	75	90	
Interior Finishes	83	83	90	83	90
Plumbing	51	51	51	81	
HVAC	61	51	51	90	
Fire Protection	90	90	90	90	
Electrical	51	51	51	51	90
Communications	90	90	90	90	90
Electronic Safety and Security	76	76	76	81	90
Integrated Automation	62	62	62	90	
Equipment				83	90
Furnishings	90	90	90	90	90
Overall Weighted ICOS Score	67.5	63.4	65.4	80.6	90.0

Single wythe masonry is uninsulated.

Single-pane windows with metal frames are very inefficient. Recently replaced on Building A.

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The hydronic heating system is a mini- boiler system that was installed to “temporarily” keep the building HVAC running for 10 years. The system was installed around 2003. The boiler has been replaced once already and is closing in on needing to be replaced again. The rest of the piping should last up to 10 more years with proper treatment.

Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.

Conductors and many peripheral devices are past their anticipated lifespan. Buildings fed with multiple services from other buildings

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Electrical panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure.

English Crossing Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	1994
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	83
Exterior Horizontal Enclosures	83
Interior Construction	90
Interior Finishes	67
Plumbing	71
HVAC	67
Fire Protection	76
Electrical	51
Communications	76
Electronic Safety and Security	62
Integrated Automation	62
Equipment	90
Furnishings	90
Overall Weighted ICOS Score	70.1

Cracking, Peeling, Flaking, Warped/Delaminating Finishes

Windows have been repaired since the last report

Several areas have stress cracks in the drywall from settling. Locations need to be patched and painted.

VCT flooring is at the end of its useful life. Ceramic tile grout is hard to maintain, dirty.

Bathroom fixtures are starting to leak and seals are getting old and will need replacing.

Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails

Intake louvers are sized to pull in about 5 CFM per student maximum and not capable of full economizer for any spaces. Adequate ventilation is approximately 15 CFM per student.

Electrical conductors and many peripheral devices are past their anticipated lifespan.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intercom system is obsolete. Head-end is past its expected lifespan. Peripheral devices are past their anticipated lifespan

Cougar Creek Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building	Pump House
	2003	2003
Foundations	90	90
Slabs on Grade	90	90
Water and Gas Mitigation	90	90
Superstructure	90	90
Exterior Vertical Enclosures	90	90
Exterior Horizontal Enclosures	76	90
Interior Construction	90	
Interior Finishes	83	90
Plumbing	90	90
HVAC	94	95
Fire Protection	100	95
Electrical	83	83
Communications	90	
Electronic Safety and Security	81	76
Integrated Automation	90	90
Equipment	90	
Furnishings	90	
Overall Weighted ICOS Score	86.0	85.9

There does appear to be some minor areas in need of work. The caulking at the base of some exterior walls is pulling away and is allowing the exterior insulation to get wet.

Premature paint peeling at extended soffits.

HVAC issues. Building needs re-commissioning.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intrusion detection system is present. No access control system or lock-down functions.

Ceramic tile and grout is soiled, multiple locations.

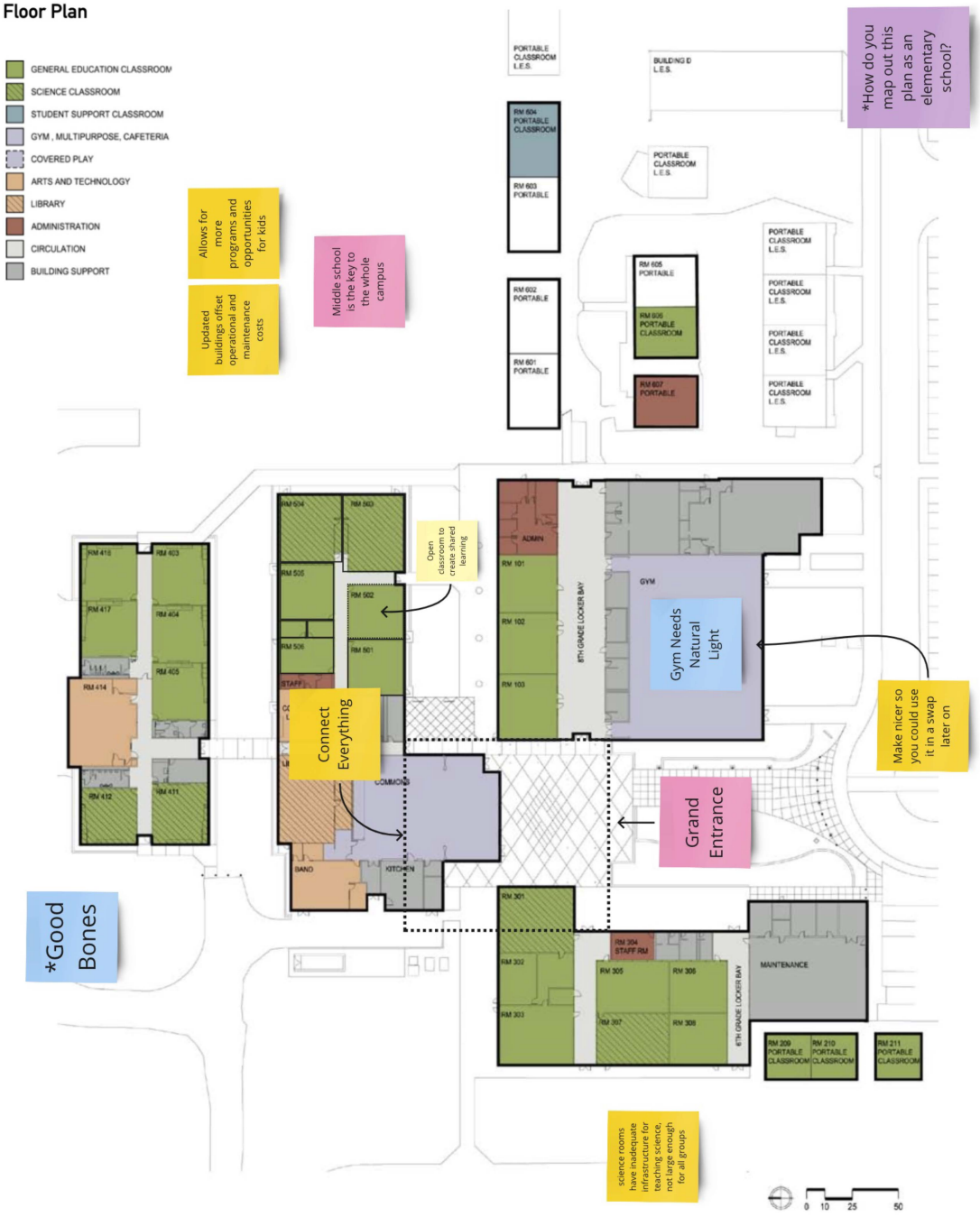
English Crossing Elementary School

Floor Plan



Lakewood Middle School

Floor Plan

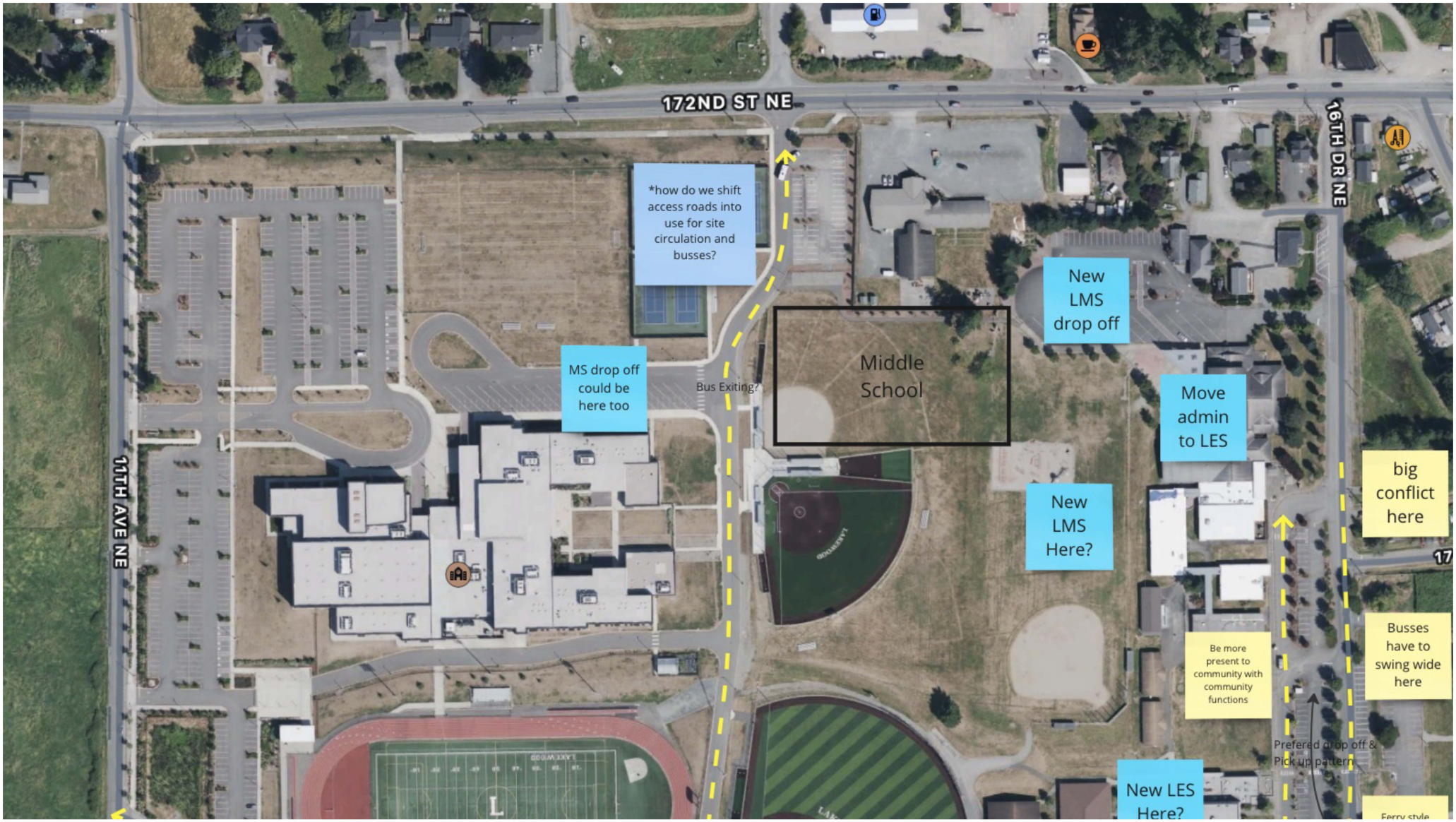


Lakewood Elementary School

Site Plan




172ND ST NE
161ST DR NE
117TH AVE NE
117TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Busses have to swing wide here
Be more present to community with community functions
Preferred drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting
161ST DR NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands


172ND ST NE
16TH DR NE
11TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting?
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Be more present to community with community functions
Busses have to swing wide here
Prefered drop off & Pick up pattern
New LES Here?


Be more present to community with community functions
swing wide here
Prefered drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting?
16TH Dr NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands
11TH AVE NE

Immediate/Short Term (Focus on Maintenance)	
Lakewood Elementary School - 45,400sf	
Flooring Update ($10/sf)	454,000
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
Subtotal Lakewood ES - Immediate Maintenance	**817,200**

Capital Levy (Focus on Safety and Security)	
Lakewood Elementary School	
Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
Replace integrated automation system ($8/sf)	363,200
Subtotal Lakewood ES - Safety and Security	**2,769,400**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Elementary School	
Upgrade electrical systems throughout ($15/sf)	681,000
Add classrooms to eliminate need for portables (collaborative contemporary learning)	
16 CR x 1,200sf x 600$/sf x 1.5 =	17,280,000
Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood ES - Maintenance/Replacement	**25,611,000**

Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School	
8 CR x 1,200sf x 600$/sf x 1.5 =	8,640,000
Subtotal Lakewood ES - Growth	**8,640,000**
Subtotal all Lakewood ES	**37,837,600**

Capital Bond (Focus on Growing for the Future)	
Convert Old Lakewood Middle School to Lakewood Elementary	
Lakewood Elementary School for 600 students	
600 x 100 x 350 x 1.5 =	**31,500,000**
students x sf/student x $/sf x soft cost factor = budget	

Convert Old Lakewood ES to District Office/Early Childhood	
District Office and Early Learning Center	
25,000 x 300 x 1.5 =	**11,250,000**
sf of renovation x soft cost factor = budget	

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
Subtotal English Crossing ES - Immediate Maintenanc	**3,722,830**

Capital Levy (Focus on Safety and Security)	
English Crossing Elementary School	
Repair or replace domestic hot water system ($30/sf)	1,242,900
Repair or replace fire suppression system at covered play ($8/sf)	331,440
Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Capital Bond (Focus on Growing for the Future)
English Crossing Elementary School

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	**85,050,000**
students x sf/student x $/sf x soft cost factor = budget	

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
Repair and/or replace existing roofs and drains ($15/sf)	942,525
Repair and/or replace galvanized steel plumbing ($25/sf)	1,570,875
Improve natural light throughout ($15/sf)	942,525
Improve functionality of science classrooms ($15/sf)	942,525
Enclose exterior circulation, physical connections between buildings: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add 4 classrooms to replace portables (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Add Auxiliary Gymnasium: 8,500sf x 600$/sf x 1.5 =	7,650,000
Subtotal Lakewood MS - Maint./Replacement	**19,698,450**
$/sf:	**70**

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
Subtotal all Lakewood MS	**31,495,560**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**

Capital Bond (Focus on Maintenance and Improvement)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
Subtotal Campus Improvements - Maint./Replaceme	**5,200,000**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**

TOTAL IMMEDIATE	**5,983,895**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**
TOTAL BOND - MAINTENANCE/REPLACEMENT	**57,152,350**
TOTAL BOND - GROWTH	**14,040,000**
TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	**88,339,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**81,339,000**

Immediate/Short Term (Focus on Maintenance)		Capital Levy (Focus on Safety and Security)		Capital Bond (Focus on Maintenance and Improvement)		Capital Bond (Focus on Growing for the Future)	
Lakewood Elementary School - 45,400sf		**Lakewood Elementary School**		**Lakewood Elementary School**		**Lakewood Elementary School**	
Flooring Update ($10/sf)	454,000	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000	Upgrade electrical systems throughout ($15/sf)	681,000		
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000	Add classrooms to eliminate need for portables (collaborative contemporary learning)			
		Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200	16 CR x 1,200sf x 600$/sf x 1.5 =	17,280,000		
		Replace integrated automation system ($8/sf)	363,200	Add Art/Music rooms to provide equity across all elementary schools: 2,500sf x 600$/sf x 1.5 =	2,250,000	8 CR x 1,200sf x 600$/sf x 1.5 =	8,640,000
				Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000		
Subtotal Lakewood ES - Immediate Maintenance	**817,200**	**Subtotal Lakewood ES - Safety and Security**	**2,769,400**	**Subtotal Lakewood ES - Maintenance/Replacement**	**25,611,000**	**Subtotal Lakewood ES - Growth**	**8,640,000**
						Subtotal all Lakewood ES	**37,837,600**

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
Subtotal English Crossing ES - Immediate Maintenanc	**3,722,830**

Capital Levy (Focus on Safety and Security)	
English Crossing Elementary School	
Repair or replace domestic hot water system ($30/sf)	1,242,900
Repair or replace fire suppression system at covered play ($8/sf)	331,440
Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Capital Bond (Focus on Maintenance and Improvement)	
English Crossing Elementary School	
Improve natural daylight ($30/sf)	1,242,900
Improve functionality of gymnasium/cafeteria	
Look for ways to separate into two spaces	
Add Separate Gym: 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal English Crossing ES - Maint./Replacement	**6,642,900**

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
Subtotal Lakewood MS - Immediate Maintenance	**1,193,865**
$/sf:	**19**

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525
Subtotal Lakewood MS - Safety and Security	**5,203,245**
$/sf:	**47**

Capital Bond (Focus on Maintenance and Improvement)	
Lakewood Middle School	
Repair and/or replace existing roofs and drains ($15/sf)	942,525
Repair and/or replace galvanized steel plumbing ($25/sf)	1,570,875
Improve natural light throughout ($15/sf)	942,525
Improve functionality of science classrooms ($15/sf)	942,525
Enclose exterior circulation, physical connections between buildings: 2,500sf x 600$/sf x 1.5 =	2,250,000
Add 4 classrooms to replace portables (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Add Auxiliary Gymnasium: 8,500sf x 600$/sf x 1.5 =	7,650,000
Subtotal Lakewood MS - Maint./Replacement	**19,698,450**
$/sf:	**70**

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
Add 4 classrooms to provide growth (collaborative contemporary learning): 6,000sf x 600$/sf x 1.5 =	5,400,000
Subtotal Lakewood MS - Growth	**5,400,000**
Subtotal all Lakewood MS	**31,495,560**

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
drop off and pick up (signage solution) (lump sum guess)	250,000
Subtotal Campus Improvements - Immediate Mainte	**250,000**
TOTAL IMMEDIATE	**5,983,895**

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Subtotal Campus Improvements - Safety and Security	**0**
TOTAL LEVY - SAFETY & SECURITY	**11,162,755**

Capital Bond (Focus on Maintenance and Improvement)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000
Subtotal Campus Improvements - Maint./Replaceme	**5,200,000**
TOTAL BOND - MAINTENANCE/REPLACEMENT	**57,152,350**

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Subtotal Campus Improvements - Growth	**0**
Subtotal all Campus Improvements	**5,450,000**
TOTAL BOND - GROWTH	**14,040,000**
TOTAL ALL SCHOOLS - MODERNIZATION & ADDITIONS	**88,339,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**81,339,000**

Capital Bond (Focus on Growing for the Future)	
Convert Old Lakewood Middle School to Lakewood Elementary	
Lakewood Elementary School for 600 students	
600 x 100 x 350 x 1.5 =	**31,500,000**
students x sf/student x $/sf x soft cost factor = budget	

Convert Old Lakewood ES to District Office/Early Childhood	
District Office and Early Learning Center	
25,000 x 300 x 1.5 =	**11,250,000**
sf of renovation x soft cost factor = budget	

Capital Bond (Focus on Growing for the Future)	
English Crossing Elementary School	

Capital Bond (Focus on Growing for the Future)	
Lakewood Middle School	
New School for 700 students	
700 x 135 x 600 x 1.5 =	**85,050,000**
students x sf/student x $/sf x soft cost factor = budget	

Capital Bond (Focus on Growing for the Future)	
Campus Improvements	
Repair or replace sewer gravity system (lump sum guess)	2,500,000
Create site wide ground source heat pump system (lump sum guess)	1,500,000
Update and improve vehicular traffic flow throughout site (lump sum guess)	1,200,000

TOTAL REPLACEMENT BOND	**133,000,000**
State Funding Assistance	-7,000,000
TOTAL AFTER STATE FUNDING	**126,000,000**
DELTA	**44,661,000**

Lakewood SD CFAC Immediate/Short Term Development Options

Immediate/Short Term (Focus on Maintenance)	
Lakewood Elementary School - 45,400sf	
Flooring Update ($10/sf)	454,000
Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200

Capital Levy (Focus on Safety and Security)	
Lakewood Elementary School	
Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
Replace integrated automation system ($8/sf)	363,200

Immediate/Short Term (Focus on Maintenance)	
English Crossing Elementary School - 41,430sf	
Exterior Painting ($8/sf)	330,800
Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
Flooring Update ($15/sf)	621,450
Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750

Capital Levy (Focus on Safety and Security)	
English Crossing Elementary School	
Repair or replace domestic hot water system ($30/sf)	1,242,900
Repair or replace fire suppression system at covered play ($8/sf)	331,440
Replace intercom system ($8/sf)	331,440
Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
Replace fire alarm system ($8/sf)	331,440
Enclose site with new fencing ($15/sf)	621,450

Immediate/Short Term (Focus on Maintenance/Preservation)	
Cougar Creek Elementary School - 44,217	
Flooring Update	442,170
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736

Capital Levy (Focus on Safety, Security and Maintenance)	
Cougar Creek Elementary School	
Miscellaneous Site Improvements, Sidewalk Repair	350,000

Immediate/Short Term (Focus on Maintenance)	
Lakewood Middle School - 62,835sf	
Clean exterior louvers and vents ($4/sf)	251,340
Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525

Capital Levy (Focus on Safety and Security)	
Lakewood Middle School	
Replace intercom system ($8/sf)	502,680
Replace master clock system ($8/sf)	502,680
Install access control system with lock-down functions ($8/sf)	502,680
Replace fire alarm system ($8/sf)	502,680
Right size the cafeteria for student population: 2,500sf x 600$/sf x 1.5 =	2,250,000
Improve site security and fencing ($15/sf)	942,525

Immediate/Short Term (Focus on Maintenance)	
Campus Improvements	
Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000

Capital Levy (Focus on Safety and Security)	
Campus Improvements	
Miscellaneous Site Improvements, Sidewalk Repair	500,000

TOTAL IMMEDIATE	**6,779,801**

TOTAL LEVY - SAFETY & SECURITY	**12,012,755**

Ranked Results

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
12	3	1	12	1	7	9	14	5
3	5	11	14	3	6	11	13	8
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

	Immediate/Short Term (Focus on Maintenance)		Running Total
32	M: Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525	942,525
33	M: Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000	2,596,525
40	M: Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200	2,959,725
42	M: Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000	3,209,725
32	S/S: Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000	4,571,725
52	S/S: Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440	4,903,165
52	S/S: Install access control system with lock-down functions ($8/sf)	502,680	5,405,845
58	M: Flooring Update ($10/sf)	442,170	5,848,015
59	M: Flooring Update ($10/sf)	454,000	6,302,015
59	M: Flooring Update ($15/sf)	621,450	6,923,465
64	S/S: Improve site security and fencing ($15/sf)	942,525	7,865,990
74	S/S: Enclose site with new fencing ($15/sf)	621,450	8,487,440
133	S/S: Miscellaneous Site Improvements, Sidewalk Repair	500,000	8,987,440
138	S/S: Miscellaneous Site Improvements, Sidewalk Repair	350,000	**9,337,440**
		From below 3,777,020	13,114,460

English Crossing | Cougar Creek ES | Lakewood ES | Lakewood MS

11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
11	1	16	1	4	18	2	16	1
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17

	Capital Levy (Focus on Safety and Security)	
66	M: Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	M: Replace flourescent fixtures with energy efficient LED fixtures	353,736
79	M: Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	M: Clean exterior louvers and vents ($4/sf)	251,340
81	M: Exterior Painting ($8/sf)	330,800
54	S/S: Repair or replace domestic hot water system ($30/sf)	1,242,900
64	S/S: Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
70	S/S: Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
80	S/S: Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	S/S: Replace fire alarm system ($8/sf)	502,680
89	S/S: Replace fire alarm system ($8/sf)	331,440
92	S/S: Replace integrated automation system ($8/sf)	363,200
98	S/S: Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	S/S: Replace intercom system ($8/sf)	331,440
104	S/S: Replace intercom system ($8/sf)	502,680
131	S/S: Replace master clock system ($8/sf)	502,680
		3,777,020

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
12	3	1	12	1	7	9	14	5
3	5	11	14	3	6	11	13	8
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

	Immediate/Short Term (Focus on Maintenance)		Running Total
32	M: Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525	942,525
33	M: Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000	2,596,525
40	M: Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200	2,959,725
42	M: Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum guess)	250,000	3,209,725
32	S/S: Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000	4,571,725
52	S/S: Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440	4,903,165
52	S/S: Install access control system with lock-down functions ($8/sf)	502,680	5,405,845
58	M: Flooring Update ($10/sf)	442,170	5,848,015
59	M: Flooring Update ($10/sf)	454,000	6,302,015
59	M: Flooring Update ($15/sf)	621,450	6,923,465
64	S/S: Improve site security and fencing ($15/sf)	942,525	7,865,990
74	S/S: Enclose site with new fencing ($15/sf)	621,450	8,487,440
133	S/S: Miscellaneous Site Improvements, Sidewalk Repair	500,000	8,987,440
138	S/S: Miscellaneous Site Improvements, Sidewalk Repair	350,000	**9,337,440**

English Crossing | **Cougar Creek ES**

Lakewood ES | **Lakewood MS**

From below 3,777,020 **13,114,460**

Capital Levy (Focus on Safety and Security)

M: Replace flourescent fixtures with energy efficient LED fixtures

English Crossing | Cougar Creek ES | From below | 3,777,020 | 13,114,460

Lakewood ES | Lakewood MS

11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
11	1	16	1	4	18	2	16	1
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17

	Capital Levy (Focus on Safety and Security)	
66	M: Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	M: Replace flourescent fixtures with energy efficient LED fixtures	353,736
79	M: Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	M: Clean exterior louvers and vents ($4/sf)	251,340
81	M: Exterior Painting ($8/sf)	330,800
54	S/S: Repair or replace domestic hot water system ($30/sf)	1,242,900
64	S/S: Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
70	S/S: Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
80	S/S: Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	S/S: Replace fire alarm system ($8/sf)	502,680
89	S/S: Replace fire alarm system ($8/sf)	331,440
92	S/S: Replace integrated automation system ($8/sf)	363,200
98	S/S: Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	S/S: Replace intercom system ($8/sf)	331,440
104	S/S: Replace intercom system ($8/sf)	502,680
131	S/S: Replace master clock system ($8/sf)	502,680

Scope and Funding in the CFAC Capital Master Plan

The Committee has contemplated funding immediate needs with a capital levy, which funds projects as taxes are collected over the levy duration. Subsequent major projects in the Master Plan would be funded by bonds, which fund projects soon after voter approval is received. Bonds involve interest, but they alleviate the risks of construction cost escalation that would occur later, and bring the projects' benefits sooner.

How many projects from the selected items in the Focus on Maintenance and the Focus on Safety and Security should be included in a Capital Levy to be taken to the voters of Lakewood School District in 2024?

The Committee will review a package with a reduced number of projects for the Capital Levy, and one that includes the projects prioritized by the Committee at the last meeting, and then decide on a recommendation for the School Board to study.

How does the level of funding (based on the number of projects included) for the Capital Levy impact future Capital Projects Master Plan steps?

Levy and Bond Packages

Levy Vote 2024 / 2025-28 Collection Years / Project Implementation

2023	Vote 2024	2025	2026	2027	2028	
	5%	5%	5%	5%	5%	annual cost escalation
9,337,440	2,451,078	2,573,632	2,702,313	2,837,429	2,979,301	11,092,675

Levy Scenario: $12M

OR

2023	Vote 2024	2025	2026	2027	2028	
	5%	5%	5%	5%	5%	annual cost escalation
13,114,460	3,442,546	3,614,673	3,795,407	3,985,177	4,184,436	15,579,693

Levy Scenario: $17M

2023	2024	2025	2026	2027	Bond Vote 2028	2029	Constr. 2030	Open 2032
New Lakewood Middle School	4%	4%	4%	4%	4%	4%	4%	annual cost escalation
85,000,000	88,400,000	91,936,000	95,613,440	99,437,978	103,415,497	107,552,117	111,854,201	

Bond Scenario: $108M

2023	2024	2025	2026	2027	2028	2029	2030	2031	Bond Vote 2032	2033	Constr. 2034	Open 2036	
Lakewood ES Replacement	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%		annual cost escalation
50,000,000	51,750,000	53,561,250	55,435,894	57,376,150	59,384,315	61,462,766	63,613,963	65,840,452	68,144,868	70,529,938	72,998,486		

Bond Scenario: $72M

PIPER | SANDLER

June 13, 2023

Lakewood School District No. 306
Bond Issue Planning

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Projected Tax Rates ($12 million capital levy)

Calculation Factors

Rating: Aaa (State Guarantee); Aa3 (Underlying)

Interest Rates: 2028 Issue: Current Plus 1.50 Percent
All Other Issues: Current Plus 1.50 Percent

Assessed Value Increases at:		R&P	Timber
	Certified 2023	22.07%	1.24%
	2024	3.00%	0.00%
	2025	3.00%	0.00%
	2026	3.00%	0.00%
	2027	3.00%	0.00%
	2028 - 2072	3.00%	0.00%

Issue Structure: Combined Level Tax Rate

	2028 Authorization: $108,000,000		2033 Authorization: $72,000,000		
	Issue 1	Issue 2	Issue 3	Issue 4	Total
Bonds Issued:	6/1/2028	12/1/2029	6/1/2032	12/1/2033	
Capital Projects Deposit:	$54,000,000	$54,000,000	$36,000,000	$36,000,000	$180,000,000

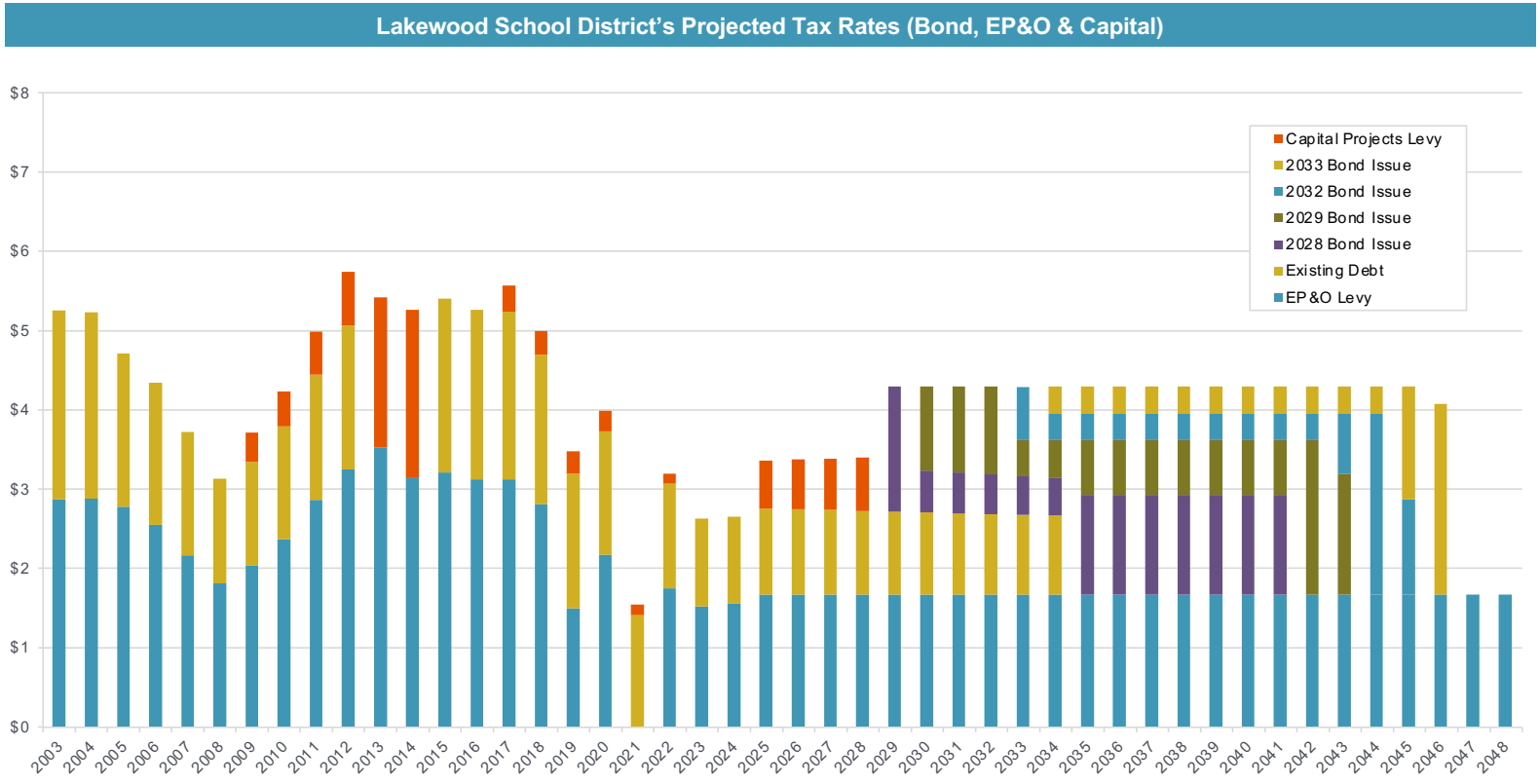
NOTES:
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(3) Capital levy collection amounts provided by McGranahan.
(4) EP&O levy collection amount provided by the District.
(5) EP&O collection grows with AV in 2025 & on.

(in 1,000's)

Levy Year	Bond Assessed Value	EP&O Assessed Value	Debt Service: Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	$12,000 Capital Levy	EP&O Levy		Levy Year	Projected Tax Rates: Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	Capital Levy	EP&O Levy	Combined Tax Rates	
2023	$4,242,431	$4,242,206	$4,691	$0	$0	$0	$0	$4,715	$0	$6,471	(1)	2023	$1.11	$0.00	$0.00	$0.00	$0.00	$1.11	$0.00	$1.53	$2.64	(2)
2024	4,369,690	4,369,465	4,786	0	0	0	0	4,786	0	6,834	(2)	2024	1.10	0.00	0.00	0.00	0.00	1.10	0.00	1.56	2.66	
2025	4,500,767	4,500,543	4,881	0	0	0	0	4,881	2,700	7,539	(3)(4)	2025	1.08	0.00	0.00	0.00	0.00	1.08	0.60	1.68	3.36	
2026	4,635,777	4,635,552	4,980	0	0	0	0	4,980	2,900	7,765	(5)	2026	1.07	0.00	0.00	0.00	0.00	1.07	0.63	1.68	3.37	
2027	4,774,837	4,774,612	5,076	0	0	0	0	5,076	3,100	7,998		2027	1.06	0.00	0.00	0.00	0.00	1.06	0.65	1.68	3.39	
2028	4,918,068	4,917,844	5,180	0	0	0	0	5,180	3,300	8,238		2028	1.05	0.00	0.00	0.00	0.00	1.05	0.67	1.68	3.40	
2029	5,065,597	5,065,372	5,280	7,987	0	0	0	13,267	0	8,485		2029	1.04	1.58	0.00	0.00	0.00	2.62	0.00	1.68	4.29	
2030	5,217,551	5,217,327	5,387	2,767	5,512	0	0	13,665	0	8,740		2030	1.03	0.53	1.06	0.00	0.00	2.62	0.00	1.68	4.29	
2031	5,374,064	5,373,840	5,498	2,767	5,813	0	0	14,077	0	9,002		2031	1.02	0.51	1.08	0.00	0.00	2.62	0.00	1.68	4.29	
2032	5,535,273	5,535,048	5,603	2,767	6,127	0	0	14,497	0	9,272		2032	1.01	0.50	1.11	0.00	0.00	2.62	0.00	1.68	4.29	
2033	5,701,318	5,701,093	5,717	2,767	2,607	3,813	0	14,904	0	9,550		2033	1.00	0.49	0.46	0.67	0.00	2.61	0.00	1.68	4.29	
2034	5,872,344	5,872,119	5,833	2,767	2,821	1,958	2,002	15,379	0	9,837		2034	0.99	0.47	0.48	0.33	0.34	2.62	0.00	1.68	4.29	
2035	6,048,500	6,048,276	0	7,597	4,166	2,017	2,061	15,841	0	10,132		2035	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2036	6,229,942	6,229,717	0	7,827	4,290	2,072	2,127	16,316	0	10,436		2036	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2037	6,416,827	6,416,602	0	8,061	4,420	2,134	2,194	16,809	0	10,749		2037	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2038	6,609,318	6,609,093	0	8,302	4,555	2,197	2,257	17,310	0	11,071		2038	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2039	6,807,584	6,807,359	0	8,552	4,690	2,265	2,325	17,831	0	11,403		2039	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2040	7,011,798	7,011,573	0	8,808	4,833	2,328	2,397	18,366	0	11,746		2040	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2041	7,222,139	7,221,914	0	9,074	4,977	2,401	2,464	18,916	0	12,098		2041	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2042	7,438,789	7,438,564	0	0	14,472	2,473	2,541	19,486	0	12,461		2042	0.00	0.00	1.95	0.33	0.34	2.62	0.00	1.68	4.29	
2043	7,661,939	7,661,715	0	0	11,660	5,794	2,616	20,070	0	12,835		2043	0.00	0.00	1.52	0.76	0.34	2.62	0.00	1.68	4.29	
2044	7,891,784	7,891,559	0	0	0	17,973	2,699	20,672	0	13,220		2044	0.00	0.00	0.00	2.28	0.34	2.62	0.00	1.68	4.29	
2045	8,128,524	8,128,299	0	0	0	9,752	11,539	21,291	0	13,616		2045	0.00	0.00	0.00	1.20	1.42	2.62	0.00	1.68	4.29	
2046	8,372,366	8,372,142	0	0	0	0	20,140	20,140	0	14,025		2046	0.00	0.00	0.00	0.00	2.41	2.41	0.00	1.68	4.08	
2047	8,623,524	8,623,299	0	0	0	0	0	0	0	14,446		2047	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68	
2048	8,882,216	8,881,991	0	0	0	0	0	0	0	14,879		2048	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68	
	Total Debt Service:			$80,039	$80,942	$57,179	$57,361															
	Total Interest:			$30,409	$30,412	$23,974	$24,086															
	Net Interest Cost:			5.11%	5.27%	5.26%	5.28%															

Lkwd_201

Projected Tax Rates ($12 million capital levy)



Projected Tax Rates ($17 million capital levy)

Calculation Factors

Rating: Aaa (State Guarantee); Aa3 (Underlying)

Interest Rates: 2028 Issue: Current Plus 1.50 Percent
All Other Issues: Current Plus 1.50 Percent

Assessed Value Increases at:		R&P	Timber
	Certified 2023	22.07%	1.24%
	2024	3.00%	0.00%
	2025	3.00%	0.00%
	2026	3.00%	0.00%
	2027	3.00%	0.00%
	2028 - 2072	3.00%	0.00%

Issue Structure: Combined Level Tax Rate

	2028 Authorization: $108,000,000		2033 Authorization: $72,000,000		
	Issue 1	Issue 2	Issue 3	Issue 4	Total
Bonds Issued:	6/1/2028	12/1/2029	6/1/2032	12/1/2033	
Capital Projects Deposit:	$54,000,000	$54,000,000	$36,000,000	$36,000,000	$180,000,000

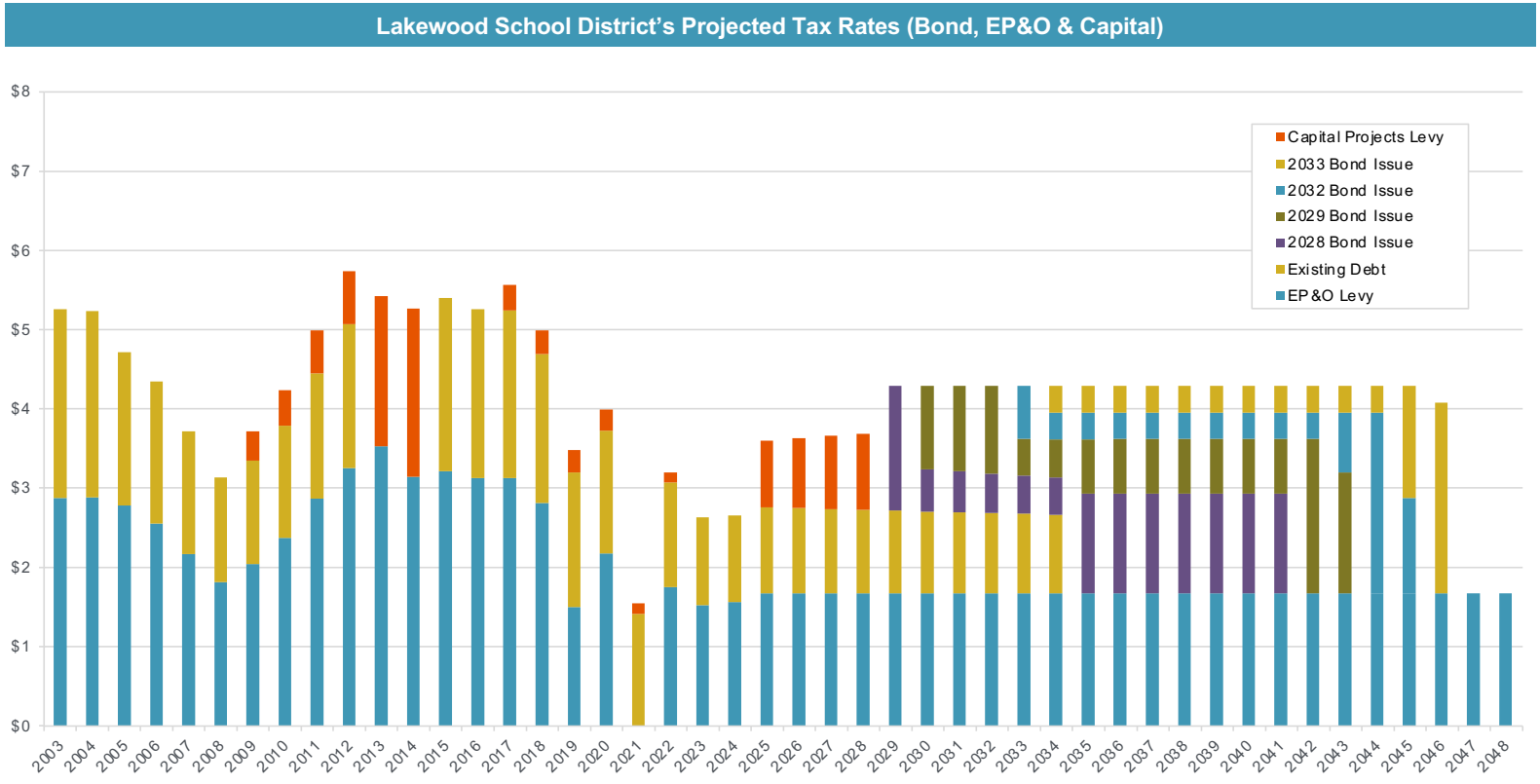
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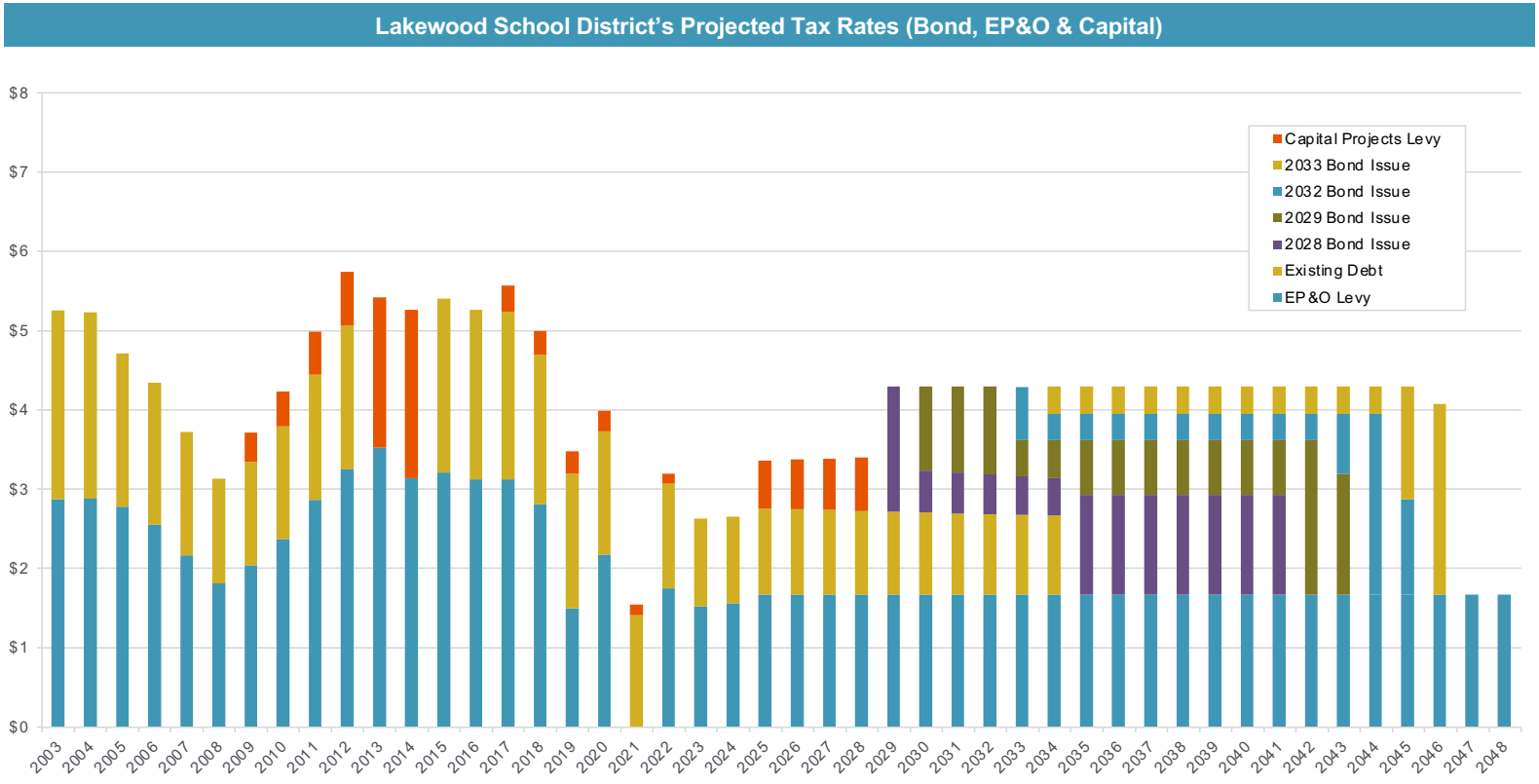
Levy Year	Bond Assessed Value	EP&O Assessed Value	Debt Service: Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	$17,000 Capital Levy	EP&O Levy		Levy Year	Projected Tax Rates: Existing Debt	2028 Issue	2029 Issue	2032 Issue	2033 Issue	Total Bonds	Capital Levy	EP&O Levy	Combined Tax Rates	
2023	$4,242,431	$4,242,206	$4,691	$0	$0	$0	$0	$4,715	$0	$6,471	(1)	2023	$1.11	$0.00	$0.00	$0.00	$0.00	$1.11	$0.00	$1.53	$2.64	(2)
2024	4,369,690	4,369,465	4,786	0	0	0	0	4,786	0	6,834	(2)	2024	1.10	0.00	0.00	0.00	0.00	1.10	0.00	1.56	2.66	
2025	4,500,767	4,500,543	4,881	0	0	0	0	4,881	3,800	7,539	(3)(4)	2025	1.08	0.00	0.00	0.00	0.00	1.08	0.84	1.68	3.60	
2026	4,635,777	4,635,552	4,980	0	0	0	0	4,980	4,100	7,765	(5)	2026	1.07	0.00	0.00	0.00	0.00	1.07	0.88	1.68	3.63	
2027	4,774,837	4,774,612	5,076	0	0	0	0	5,076	4,400	7,998		2027	1.06	0.00	0.00	0.00	0.00	1.06	0.92	1.68	3.66	
2028	4,918,068	4,917,844	5,180	0	0	0	0	5,180	4,700	8,238		2028	1.05	0.00	0.00	0.00	0.00	1.05	0.96	1.68	3.68	
2029	5,065,597	5,065,372	5,280	7,987	0	0	0	13,267	0	8,485		2029	1.04	1.58	0.00	0.00	0.00	2.62	0.00	1.68	4.29	
2030	5,217,551	5,217,327	5,387	2,767	5,512	0	0	13,665	0	8,740		2030	1.03	0.53	1.06	0.00	0.00	2.62	0.00	1.68	4.29	
2031	5,374,064	5,373,840	5,498	2,767	5,813	0	0	14,077	0	9,002		2031	1.02	0.51	1.08	0.00	0.00	2.62	0.00	1.68	4.29	
2032	5,535,273	5,535,048	5,603	2,767	6,127	0	0	14,497	0	9,272		2032	1.01	0.50	1.11	0.00	0.00	2.62	0.00	1.68	4.29	
2033	5,701,318	5,701,093	5,717	2,767	2,607	3,813	0	14,904	0	9,550		2033	1.00	0.49	0.46	0.67	0.00	2.61	0.00	1.68	4.29	
2034	5,872,344	5,872,119	5,833	2,767	2,821	1,958	2,002	15,379	0	9,837		2034	0.99	0.47	0.48	0.33	0.34	2.62	0.00	1.68	4.29	
2035	6,048,500	6,048,276	0	7,597	4,166	2,017	2,061	15,841	0	10,132		2035	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2036	6,229,942	6,229,717	0	7,827	4,290	2,072	2,127	16,316	0	10,436		2036	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2037	6,416,827	6,416,602	0	8,061	4,420	2,134	2,194	16,809	0	10,749		2037	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
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2039	6,807,584	6,807,359	0	8,552	4,690	2,265	2,325	17,831	0	11,403		2039	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2040	7,011,798	7,011,573	0	8,808	4,833	2,328	2,397	18,366	0	11,746		2040	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2041	7,222,139	7,221,914	0	9,074	4,977	2,401	2,464	18,916	0	12,098		2041	0.00	1.26	0.69	0.33	0.34	2.62	0.00	1.68	4.29	
2042	7,438,789	7,438,564	0	0	14,472	2,473	2,541	19,486	0	12,461		2042	0.00	0.00	1.95	0.33	0.34	2.62	0.00	1.68	4.29	
2043	7,661,939	7,661,715	0	0	11,660	5,794	2,616	20,070	0	12,835		2043	0.00	0.00	1.52	0.76	0.34	2.62	0.00	1.68	4.29	
2044	7,891,784	7,891,559	0	0	0	17,973	2,699	20,672	0	13,220		2044	0.00	0.00	0.00	2.28	0.34	2.62	0.00	1.68	4.29	
2045	8,128,524	8,128,299	0	0	0	9,752	11,539	21,291	0	13,616		2045	0.00	0.00	0.00	1.20	1.42	2.62	0.00	1.68	4.29	
2046	8,372,366	8,372,142	0	0	0	0	20,140	20,140	0	14,025		2046	0.00	0.00	0.00	0.00	2.41	2.41	0.00	1.68	4.08	
2047	8,623,524	8,623,299	0	0	0	0	0	0	0	14,446		2047	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68	
2048	8,882,216	8,881,991	0	0	0	0	0	0	0	14,879		2048	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	1.68	
	Total Debt Service:			$80,039	$80,942	$57,179	$57,361															
	Total Interest:			$30,409	$30,412	$23,974	$24,086															
	Net Interest Cost:			5.11%	5.27%	5.26%	5.28%															

Lkwd_202

Projected Tax Rates ($17 million capital levy)



Projected Tax Rates ($12 million capital levy)



Observations

2028 Ramp from EP&O to $12M Levy: **$0.70**/1,000 (+ $490/year) ***50% threshold***

2028 Ramp from EP&O to $17M Levy: **$0.94**/1,000 (+ $658/year) ***50% threshold***

2024 Levy rate, $12M package: $2.66 to $3.36/1,000 $700,000 home = $2,352/year

2024 Levy rate, $17M package: $2.66 to $3.60/1,000 $700,000 home = $2,520/year

2028 Ramp from $12M Levy to Bond Rate: **$0.90**/1,000 (+ $630/year) ***60% threshold***

2028 Ramp from $17M Levy to Bond Rate: **$0.66**/1,000 (+ $462/year) ***60% threshold***

2028 Bond Rate, $108M package: $4.26/1,000 $700,000 home = $2,982 /year

2032 Bond Rate, $72M package: $4.26/1,000 $700,000 home = $2,982/year

Discussion/Conclusions

The Committee affirmed unanimously that the **selected items in the Focus on Maintenance AND the Focus on Safety and Security should be included** in a Capital Levy to be taken to the voters of Lakewood School District in 2024.

At this point in the planning process, the **CFAC recommends a Capital Levy amount, with consideration for future cost escalation, of $17M**. Projects would occur over the years of tax collection 2025-2028, possibly accelerated with early planning and design using existing dollars in the district's capital project fund.

The **2024 Capital Levy is the first step in the CFAC Capital Projects Master Plan** which includes a **New Lakewood Middle School to replace the existing** with a bond vote in 2028, and to **renovate LMS to serve as a new home for Lakewood Elementary School** and to **convert the existing LES to a new home for expanded early learning, and the District Office/Support Services** with a bond vote in 2032.

Traffic, signage and infrastructure improvements on the campus would occur throughout implementation of the master plan.

Upcoming Meetings

August 23, 6pm at Lakewood HS Library

School Board Study Session

September 26, 6pm at Lakewood HS Library

Levy and Bond FINAL RECOMMENDATIONS

October 18, 6pm at Lakewood HS Library

Committee Presents FINAL RECOMMENDATIONS



WE BELIEVE
EDUCATION TRANSFORMS
INDIVIDUAL LIVES AND SOCIETY; THAT
THOUGHTFUL ARCHITECTURE
FOSTERS MEANINGFUL LEARNING.
COLLECTIVELY WE ARE DEDICATED
TO THE CREATION OF
INSPIRING LEARNING
ENVIRONMENTS.

McGRANAHAN architects





Lakewood SD Short/Long Range Capital Facilities Plan

CFAC Recommendation to the School Board

October 4, 2023







McGRANAHAN architects

Committee Members

Robbie Lund

Tanya Davenport

Ian Miller

Sydnee McNally

Peter J Nigro

Stephanie Davis

Kathy Ross

Heather Van Slageren

Lindsay Bumgarner

Richard Ross

Sukhwinder Sidhu

James Buchanan



Board Charter

Review the **previous CFAC Study and Survey** (2011) and facilities improvements completed since then.

Review the **physical conditions** of the district facilities

Evaluate **district operational systems** through the lens of their efficiency and longevity

Review and **revise current space and service standards** as needed

Review district **demographic and student growth projections** to anticipate future needs

Review the **programmatic needs of the district** based on current and anticipated educational trends or requirements, including instructional and educational models likely to be in place in the district

Consider **any other trends, conditions or potential needs** relating to facilities and operations that arise during the Study and Survey process

Update the Board of Directors on a regular basis as determined by the Board

Solicit community input through a variety of methods which may include surveys and/or community forums

Present the new Study and Survey: Long-term Capital Facilities Plan to the School Board that addresses identified needs

Lakewood School District's Citizen's Facilities Advisory Committee Priority Survey

Respondent	1	2	3	4	5	6	7	8	9	Average Response	Rank
Growth/Future Enrollment Capacity	1	2	2	6	1	5	5	1	1	2.67	1
Educational Mission	3	4	4	1	6	1	1	7	4	3.44	2
Facility Condition Improvements to Existing Schools	2	1	5	4	3	7	3	2	6	3.67	3
Equity	7	6	1	2	10	2	2	8	9	5.22	4
Greater Variety of Learning Settings Beyond the Classroom	4	5	9	5	5	4	4	9	5	5.56	5
Support Service Facilities	6	8	7	9	2	3	9	4	3	5.67	6
Longevity & Maintenance	5	3	6	10	4	6	8	3	7	5.78	7
Community Use of District Facilities	9	7	3	7	7	9	7	10	2	6.78	8
Student/Family Support Services	8	10	8	3	9	8	6	6	10	7.56	9
Energy Efficiency & Environmental Responsibility	10	9	10	8	8	10	10	5	8	8.67	10

Essential Questions

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Essential Question: Growth

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Permanent Capacity of Current Schools

Lakewood Elementary

323 students, 16 Teaching Stations (20.2)

English Crossing Elementary

403 students, 20 Teaching Stations (20.2)

Cougar Creek Elementary

444 students, 22 Teaching Stations (20.2)

Lakewood Middle School

670 students, 27 Teaching Stations (24.8)

Lakewood High School

850 students, 34 Teaching Stations (25.0)

Elementary School	Permanent Capacity	Year Built or Remodeled
English Crossing	403	1994
Cougar Creek	444	2003
Lakewood	323	1958, 1997
TOTAL	**1,170**	

Middle School	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	670	1971, 1994, 2002, 2022

High School	Permanent Capacity	Year Built or Remodeled
Lakewood High	850	2017

Enrollment Capacity in Portables

Lakewood Elementary

6 portables, 120 student interim capacity (20)

English Crossing Elementary

2 portables, 40 student interim capacity (20)

Cougar Creek Elementary

4 portables, 80 student interim capacity (20)

Lakewood Middle School

3 portables, 78 student interim capacity (26)

Lakewood High School

0 portables, 0 student interim capacity

District Total

15 portables, 318 student interim capacity

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	**12**	**240**

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	**3**	**78**

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	**0**	**0**

TOTAL	**15**	**318**

Current Enrollment & Permanent/Portable Capacity

Lakewood Elementary – FTE 426 Students, 2021-22 (PreK-5) — June 2023: FTE 470, + 44 (K-5 only, no PS or Trans K)

Total capacity: 323 + 140 = 463 (30% in portables)

English Crossing Elementary – FTE 331 Students, 2021-22 (K-5) — June 2023: FTE 336, +5

Total capacity: 403 + 40 = 443 (9% in portables)

Cougar Creek Elementary – FTE 378 Students, 2021-22 (K-5) — June 2023: FTE 359, -19

Total capacity: 444 + 80 = 524 (15% in portables)

Lakewood Middle School – FTE 584 Students, 2021-22 (6-8) — June 2023: FTE 588, +4

Total capacity: 670 + 78 = 748 (10% of MS in portables)

Lakewood High School – FTE 799 Students, 2021-22 (9-12) — June 2023: FTE 731, -68

Total capacity: 850 (0% of HS in portables)

District Total – FTE 2,517 Students

Total capacity: 3,028 students (10.6% in portables)

Growth Projections

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	
K	191.21	193.44	191.01	197.95	202.11	201.39	202.41	204.21	206.02	207.82	209.62	
1	188.54	195.95	198.23	195.75	202.85	207.12	206.38	207.43	209.28	211.12	212.97	
2	155.00	194.66	201.33	202.69	200.15	207.41	211.77	211.02	212.09	213.98	215.87	
3	207.73	158.95	198.65	205.45	206.84	204.24	211.66	216.10	215.34	216.43	218.36	
4	203.00	214.60	164.20	203.23	210.19	211.61	208.95	216.54	221.09	220.31	221.42	
5	184.94	203.31	214.92	164.45	203.54	210.51	211.93	209.27	216.87	221.42	220.64	
6	221.69	193.94	213.20	225.39	172.45	213.44	220.76	222.24	219.46	227.42	232.20	
7	205.67	229.24	200.55	220.47	233.06	178.33	220.71	228.28	229.81	226.93	235.17	
8	168.02	211.79	236.06	206.51	227.03	240.00	183.63	227.28	235.07	236.65	233.68	
9	228.17	172.69	217.67	242.62	212.25	233.33	246.66	188.73	233.59	241.60	243.22	
10	207.20	226.23	171.21	215.82	240.55	210.44	231.34	244.56	187.13	231.60	239.54	
11	204.03	185.65	202.69	153.40	193.37	215.53	188.55	207.28	219.12	167.66	207.51	
12	148.41	172.85	157.27	171.71	129.96	163.81	182.59	159.73	175.60	185.63	142.03	
K–5	1,130.42	1,160.91	1,168.35	1,169.51	1,225.67	1,242.28	1,253.10	1,264.57	1,280.68	1,291.08	1,298.88	+ 169
6–8	595.38	634.97	649.81	652.37	632.54	631.77	625.10	677.80	684.34	691.01	701.05	+ 105
9–12	787.81	757.40	748.85	783.55	776.12	823.11	849.14	800.30	815.43	826.49	832.31	+ 44
Total	2,513.61	2,553.28	2,567.02	2,605.43	2,634.34	2,697.16	2,727.35	2,742.68	2,780.45	2,808.57	2,832.24	

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

10-Year Enrollment Forecast

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33	
Cougar Creek ES	357.83	368.97	375.29	384.55	407.67	417.72	451.50	+94 (26%)
English Crossing ES	325.00	333.74	341.96	343.42	367.73	372.50	383.11	+58 (18%)
Lakewood ES	446.87	458.20	451.10	441.54	450.27	452.06	464.27	+17 (4%)
K–5 Total	**1,129.70**	**1,160.91**	**1,168.35**	**1,169.51**	**1,225.67**	**1,242.28**	**1,298.88**	**+169 (15%)**
Lakewood MS	596.10	634.97	649.81	652.37	632.54	631.77	701.05	
6–8 Total	**596.10**	**634.97**	**649.81**	**652.37**	**632.54**	**631.77**	**701.05**	**+105 (18%)**
Lakewood HS	787.81	757.40	748.85	783.55	776.12	823.11	832.31	
9–12 Total	**787.81**	**757.40**	**748.85**	**783.55**	**776.12**	**823.11**	**832.31**	**+44 (6%)**
District-wide Total	**2,513.61**	**2,553.28**	**2,567.02**	**2,605.43**	**2,634.34**	**2,697.16**	**2,832.24**	**+318 (13%)**

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

Essential Question: Near-Term Needs

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Age and Condition of Schools

Lakewood Elementary

Built 1958, renovation/addition 1997

English Crossing Elementary

Built 1994 – 29 years old

Cougar Creek Elementary

Built 2003 – 20 years old

Lakewood Middle School

Built 1971, ren/addition 1994, 2002 & 2022

Lakewood High School

Built 2017 – 6 years old



Age and Condition of Schools

A team of architects and engineers toured the district's schools and compiled their findings in the OSPI building condition database in the following categories.

- Communications
- Electrical
- Electronic Safety and Security
- Equipment
- Exterior Horizontal Enclosures
- Exterior Vertical Enclosures
- Fire Protection
- Foundations
- Furnishings
- HVAC
- Integrated Automation
- Interior Construction
- Interior Finishes
- Plumbing
- Slabs on Grade
- Superstructure
- Water and Gas Mitigation

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100, Bldg A, Main Office & Gym	Bldg 400, Bldg D	Bldg 300, Bldg C	Bldg 200, Bldg B	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	62
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	72.68	77.52	87.73	84.50	67.95	62.80	65.35	80.56	90.00	85.99	85.93	70.05

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	LHS	LMS				LES					CCES		ECES
	Main Building	Bldg 100, Bldg A, Main Office & Gym	Bldg 400, Bldg D	Bldg 300, Bldg C	Bldg 200, Bldg B	Building A	Building C	Building D	Main Building	Covered Play	Main Building	Pump House	Main Building
	2018	1967, 1970	1970	2002	1994, 2002 add'n	1964	1961	1968	1958, 1997 & 2003	2003	2003	2003	1994
Foundations	90	90	90	90	90	90	90	90	90	90	90	90	90
Slabs on Grade	90	90	90	90	90	90	90	90	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	90	90	90	90	90		90	90	90
Superstructure	90	90	90	90	90	62	90	90	90	90	90	90	90
Exterior Vertical Enclosures	90	76	54	90	90	69	75	68	83		90	90	83
Exterior Horizontal Enclosures	90	90	31	90	90	90	90	90	62	90	76	90	83
Interior Construction	90	90	90	90	90	90	68	75	90		90		90
Interior Finishes	90	62	90	90	90	83	83	90	83	90	83	90	67
Plumbing	90	51	62	90	90	51	51	51	81		90	90	71
HVAC	90	76	90	83	93	61	51	51	90		94	95	67
Fire Protection	90	90	90	90	81	90	90	90	90		100	95	76
Electrical	100	62	62	90	62	51	51	51	51	90	83	83	62
Communications	100	61	61	61	61	90	90	90	90	90	90		76
Electronic Safety and Security	100	62	62	71	61	76	76	76	81	90	81	76	62
Integrated Automation	90	90	90	90	90	62	62	62	90		90	90	62
Equipment	90	90							83	90	90		90
Furnishings	100	90	62	90	95	90	90	90	90	90	90		90
Overall Weighted ICOS Score	91.4	72.68	77.52	87.73	84.50	67.95	62.80	65.35	80.56	90.00	85.99	85.93	70.05

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

Lakewood High School

Building is performing well

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	2018
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	90
Exterior Horizontal Enclosures	90
Interior Construction	90
Interior Finishes	90
Plumbing	90
HVAC	90
Fire Protection	90
Electrical	100
Communications	100
Electronic Safety and Security	100
Integrated Automation	90
Equipment	90
Furnishings	100
Overall Weighted ICOS Score	91.4

Lakewood Middle School

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Bldg 100 Bldg D, Main Office & Gym	Bldg 300, Bldg B	Bldg 400, Bldg C	Bldg 500, Bldg A
	1967, 1970	1970	2002	1994, 2002 add'n
Foundations	90	90	90	90
Slabs on Grade	90	90	90	90
Water and Gas Mitigation	90	90	90	90
Superstructure	90	90	90	90
Exterior Vertical Enclosures	76	54	90	90
Exterior Horizontal Enclosures	90	31	90	90
Interior Construction	90	90	90	90
Interior Finishes	62	90	90	90
Plumbing	51	62	90	90
HVAC	76	90	83	93
Fire Protection	90	90	90	81
Electrical	62	62	90	62
Communications	61	61	61	61
Electronic Safety and Security	62	62	71	61
Integrated Automation	90	90	90	90
Equipment	90			
Furnishings	90	62	90	95
Overall Weighted ICOS Score	74.1	77.3	87.7	84.9

Single-pane, metal-frame windows are very inefficient

Leaking, Roof drains not draining

No master clock system. Intercom system is obsolete.

Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan

Corridor flooring is discolored and nearing the end of its serviceable life.

The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The LG systems installed eight years ago, continue to leak and fail. We continue to repair them causing minimal days of heating/cooling loss. This system may have to be replaced completely if it continues to fail.

Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan

New desks purchased 2020/2021

Lakewood Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Building A	Building C	Building D	Main Building	Covered Play
	1964	1961	1968	1958, 1997 & 2003	2003
Foundations	90	90	90	90	90
Slabs on Grade	90	90	90	90	90
Water and Gas Mitigation	90	90	90	90	
Superstructure	62	90	90	90	90
Exterior Vertical Enclosures	69	75	68	83	
Exterior Horizontal Enclosures	90	90	90	62	90
Interior Construction	90	68	75	90	
Interior Finishes	83	83	90	83	90
Plumbing	51	51	51	81	
HVAC	61	51	51	90	
Fire Protection	90	90	90	90	
Electrical	51	51	51	51	90
Communications	90	90	90	90	90
Electronic Safety and Security	76	76	76	81	90
Integrated Automation	62	62	62	90	
Equipment				83	90
Furnishings	90	90	90	90	90
Overall Weighted ICOS Score	67.5	63.4	65.4	80.6	90.0

Single wythe masonry is uninsulated.

Single-pane windows with metal frames are very inefficient. Recently replaced on Building A.

Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.

The hydronic heating system is a mini- boiler system that was installed to “temporarily” keep the building HVAC running for 10 years. The system was installed around 2003. The boiler has been replaced once already and is closing in on needing to be replaced again. The rest of the piping should last up to 10 more years with proper treatment.

Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.

Conductors and many peripheral devices are past their anticipated lifespan. Buildings fed with multiple services from other buildings

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Electrical panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure.

English Crossing Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building
	1994
Foundations	90
Slabs on Grade	90
Water and Gas Mitigation	90
Superstructure	90
Exterior Vertical Enclosures	83
Exterior Horizontal Enclosures	83
Interior Construction	90
Interior Finishes	67
Plumbing	71
HVAC	67
Fire Protection	76
Electrical	62
Communications	76
Electronic Safety and Security	62
Integrated Automation	62
Equipment	90
Furnishings	90
Overall Weighted ICOS Score	70.1

Cracking, Peeling, Flaking, Warped/Delaminating Finishes

Windows have been repaired since the last report

Several areas have stress cracks in the drywall from settling. Locations need to be patched and painted.

VCT flooring is at the end of its useful life. Ceramic tile grout is hard to maintain, dirty.

Bathroom fixtures are starting to leak and seals are getting old and will need replacing.

Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails

Intake louvers are sized to pull in about 5 CFM per student maximum and not capable of full economizer for any spaces. Adequate ventilation is approximately 15 CFM per student.

Electrical conductors and many peripheral devices are past their anticipated lifespan.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intercom system is obsolete. Head-end is past its expected lifespan. Peripheral devices are past their anticipated lifespan

Cougar Creek Elementary

Excellent (95-100)	100
Good (85-94)	90
Fair (62-84)	62
Poor (30-61)	30
Unsatisfactory (0-29)	15

	Main Building	Pump House
	2003	2003
Foundations	90	90
Slabs on Grade	90	90
Water and Gas Mitigation	90	90
Superstructure	90	90
Exterior Vertical Enclosures	90	90
Exterior Horizontal Enclosures	76	90
Interior Construction	90	
Interior Finishes	83	90
Plumbing	90	90
HVAC	94	95
Fire Protection	100	95
Electrical	83	83
Communications	90	
Electronic Safety and Security	81	76
Integrated Automation	90	90
Equipment	90	
Furnishings	90	
Overall Weighted ICOS Score	86.0	85.9

There does appear to be some minor areas in need of work. The caulking at the base of some exterior walls is pulling away and is allowing the exterior insulation to get wet.

Premature paint peeling at extended soffits.

HVAC issues. Building needs re-commissioning.

Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.

Intrusion detection system is present. No access control system or lock-down functions.

Ceramic tile and grout is soiled, multiple locations.

Converting Planning to Projects

4 Categories:

Maintenance & Preservation – smaller projects

Safety & Security – smaller projects

Preservation & Improvement – larger projects

Capacity for Growth – larger projects

Lakewood Elementary

Near Term Needs

Focus on Maintenance & Preservation	
Lakewood Elementary School	
Flooring Update	454,000
Replace electrical panels older than 30 years (explore utility grant opportunities)	363,200
Subtotal Lakewood ES - Maintenance & Preservation	**817,200**

Near Term Needs

Focus on Safety & Security	
Lakewood Elementary School	
Improve energy efficiency of outside walls (explore utility grant opportunities)	681,000
Replace boiler, improve HVAC and outdoor air supply	1,362,000
Replace intrusion detection system and add access control system with lock-down functions	363,200
Replace integrated automation system	363,200
Subtotal Lakewood ES - Safety and Security	**2,769,400**

English Crossing Elementary

Near Term Needs

Focus on Maintenance & Preservation	
English Crossing Elementary School	
Exterior Painting	330,800
Improve wayfinding and signage (exterior and interior)	82,830
Flooring Update	621,450
Repair or Replace Water Source Heat Pumps	1,654,000
Flooring Update	1,033,750
Subtotal English Crossing ES - Maintenance & Preservation	**3,722,830**

Near Term Needs

Focus on Safety & Security	
English Crossing Elementary School	
Repair or replace domestic hot water system	1,242,900
Repair or replace fire suppression system at covered play	331,440
Replace intercom system	331,440
Replace intrusion detection system and add access control system with lock-down functions	331,440
Replace fire alarm system	331,440
Enclose site with new fencing	621,450
Subtotal English Crossing ES - Safety and Security	**3,190,110**

Cougar Creek Elementary

Near Term Needs

Focus on Maintenance & Preservation	
Cougar Creek Elementary School	
Flooring Update	442,170
Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
Subtotal English Crossing ES - Maintenance & Preservation	**795,906**

Near Term Needs

Focus on Safety & Security	
Cougar Creek Elementary School	
Miscellaneous Site Improvements, Sidewalk Repair	350,000
Subtotal English Crossing ES - Safety and Security	**350,000**

Lakewood Middle School

Near Term Needs

Focus on Maintenance & Preservation	
Lakewood Middle School	
Clean exterior louvers and vents	251,340
Replace electrical equipment beyond its anticipated lifespan (explore utility grant opportunities)	942,525

Near Term Needs

Focus on Safety & Security	
Lakewood Middle School	
Replace intercom system	502,680
Replace master clock system	502,680
Install access control system with lock-down functions	502,680
Replace fire alarm system	502,680
Right size the cafeteria for student population	2,250,000
Improve site security and fencing	942,525

Campus Improvements

Near Term Needs

Focus on Maintenance & Preservation	
Campus Improvements	
Update and clarify automotive traffic flow during drop off and pick up (signage solution)	250,000

Near Term Needs

Focus on Safety & Security	
Campus Improvements	
Miscellaneous Site Improvements, Sidewalk Repair	500,000

Ranking Worksheet

Near term scope components were crafted into a survey, where CFAC members ranked the importance of each.

Items were listed in 2 categories:

Maintenance & Preservation, and Safety & Security

Near Term Needs

Focus on Maintenance & Preservation		
Lakewood Elementary School		
	Flooring Update	454,000
	Replace electrical panels older than 30 years (explore utility grant opportunities)	363,200
Subtotal Lakewood ES - Maintenance & Preservation		**817,200**
Focus on Maintenance & Preservation		
English Crossing Elementary School		
	Exterior Painting	330,800
	Improve wayfinding and signage (exterior and interior)	82,830
	Flooring Update	621,450
	Repair or Replace Water Source Heat Pumps	1,654,000
	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
Subtotal English Crossing ES - Maintenance & Preservation		**3,722,830**
Focus on Maintenance & Preservation		
Cougar Creek Elementary School		
	Flooring Update	442,170
	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
Subtotal English Crossing ES - Maintenance & Preservation		**795,906**
Focus on Maintenance & Preservation		
Lakewood Middle School		
	Clean exterior louvers and vents	251,340
	Replace electrical equipment beyond its anticipated lifespan (explore utility grant opportunities)	942,525
Subtotal Lakewood MS - Maintenance & Preservation		**1,193,865**
Focus on Maintenance & Preservation		
Campus Improvements		
	Update and clarify automotive traffic flow during drop off and pick up (signage solution)	250,000
Subtotal Campus Improvements - Maintenance & Preservation		**250,000**
TOTALCAPITAL LEVY - MAINTENANCE & PRESERVATION		**6,779,801**

Near Term Needs

Focus on Safety & Security		
Lakewood Elementary School		
	Improve energy efficiency of outside walls (explore utility grant opportunities)	681,000
	Replace boiler, improve HVAC and outdoor air supply	1,362,000
	Replace intrusion detection system and add access control system with lock-down functions	363,200
	Replace integrated automation system	363,200
Subtotal Lakewood ES - Safety and Security		**2,769,400**
Focus on Safety & Security		
English Crossing Elementary School		
	Repair or replace domestic hot water system	1,242,900
	Repair or replace fire suppression system at covered play	331,440
	Replace intercom system	331,440
	Replace intrusion detection system and add access control system with lock-down functions	331,440
	Replace fire alarm system	331,440
	Enclose site with new fencing	621,450
Subtotal English Crossing ES - Safety and Security		**3,190,110**
Focus on Safety & Security		
Cougar Creek Elementary School		
	Miscellaneous Site Improvements, Sidewalk Repair	350,000
Subtotal English Crossing ES - Safety and Security		**350,000**
Focus on Safety & Security		
Lakewood Middle School		
	Replace intercom system	502,680
	Replace master clock system	502,680
	Install access control system with lock-down functions	502,680
	Replace fire alarm system	502,680
	Right size the cafeteria for student population	2,250,000
	Improve site security and fencing	942,525
Subtotal Lakewood MS - Safety and Security		**5,203,245**
Focus on Safety & Security		
Campus Improvements		
	Miscellaneous Site Improvements, Sidewalk Repair, accessibility	500,000
Subtotal Campus Improvements - Safety and Security		**500,000**
TOTAL CAPITAL LEVY - SAFETY & SECURITY		**12,012,755**

12 Items: 1 = Highest, 12 = Lowest

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11

Focus on Maintenance & Preservation

32	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
33	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
40	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
42	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000
58	Flooring Update ($10/sf)	442,170
59	Flooring Update ($10/sf)	454,000
59	Flooring Update ($15/sf)	621,450
66	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
79	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	Clean exterior louvers and vents ($4/sf)	251,340
81	Exterior Painting ($8/sf)	330,800

Lakewood Elementary School

English Crossing Elementary School

Cougar Creek Elementary School

Lakewood Middle School

Campus Improvements

TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY **6,779,801**

18 Items: 1 = Highest, 18 = Lowest

10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
12	3	1	12	1	7	9	14	5
11	1	16	1	4	18	2	16	1
3	5	11	14	3	6	11	13	8
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

Focus on Safety & Security

32	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
52	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
52	Install access control system with lock-down functions ($8/sf)	502,680
54	Repair or replace domestic hot water system ($30/sf)	1,242,900
64	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
64	Improve site security and fencing ($15/sf)	942,525
70	Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
74	Enclose site with new fencing ($15/sf)	621,450
80	Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	Replace fire alarm system ($8/sf)	502,680
89	Replace fire alarm system ($8/sf)	331,440
92	Replace integrated automation system ($8/sf)	363,200
98	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	Replace intercom system ($8/sf)	331,440
104	Replace intercom system ($8/sf)	502,680
131	Replace master clock system ($8/sf)	502,680
133	Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation)	500,000
138	Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation)	350,000

TOTAL FOCUS ON SAFETY & SECURITY ONLY **12,012,755**

COMBINED TOTAL FOR ALL **18,792,556**

12 Items: 1 = Highest, 12 = Lowest

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11

Focus on Maintenance & Preservation

32	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
33	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
40	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
42	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000
58	Flooring Update ($10/sf)	442,170
59	Flooring Update ($10/sf)	454,000
59	Flooring Update ($15/sf)	621,450
66	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
79	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	Clean exterior louvers and vents ($4/sf)	251,340
81	Exterior Painting ($8/sf)	330,800

Lakewood Elementary School	
English Crossing Elementary School	
Cougar Creek Elementary School	
Lakewood Middle School	
Campus Improvements	
TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY	**6,779,801**

PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY	**9,337,440**

18 Items: 1 = Highest, 18 = Lowest

10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
12	3	1	12	1	7	9	14	5
11	1	16	1	4	18	2	16	1
3	5	11	14	3	6	11	13	8
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

Focus on Safety & Security

32	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
52	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
52	Install access control system with lock-down functions ($8/sf)	502,680
54	Repair or replace domestic hot water system ($30/sf)	1,242,900
64	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
64	Improve site security and fencing ($15/sf)	942,525
70	Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
74	Enclose site with new fencing ($15/sf)	621,450
80	Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	Replace fire alarm system ($8/sf)	502,680
89	Replace fire alarm system ($8/sf)	331,440
92	Replace integrated automation system ($8/sf)	363,200
98	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
99	Replace intercom system ($8/sf)	331,440
104	Replace intercom system ($8/sf)	502,680
131	Replace master clock system ($8/sf)	502,680
133	Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation)	500,000
138	Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation)	350,000

TOTAL FOCUS ON SAFETY & SECURITY ONLY	**12,012,755**
COMBINED TOTAL FOR ALL	**18,792,556**

The CFAC chose a variety of projects to include in a minimum set of projects to recommend to the school board. The projects chosen were not just the highest ranking, but considered so that each school and the main campus would see improvements

12 Items: 1 = Highest, 12 = Lowest

3	4	2	1	3	11	6	1	1
1	3	6	4	1	4	8	3	3
5	2	7	3	4	7	5	2	5
4	1	1	12	2	1	1	12	8
8	5	8	10	5	2	4	7	9
6	6	10	9	7	4	2	8	7
10	8	9	8	6	3	3	6	6
11	10	5	5	10	10	7	4	4
12	9	3	6	9	9	9	5	10
7	7	4	7	12	8	11	11	12
9	12	12	2	11	12	10	10	2
2	11	11	11	8	6	12	9	11

Focus on Maintenance & Preservation

32	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities) ($15/sf)	942,525
33	Repair or Replace Water Source Heat Pumps ($40/sf)	1,654,000
40	Replace electrical panels older than 30 years ($8/sf) (explore utility grant opportunities)	363,200
42	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000
58	Flooring Update ($10/sf)	442,170
59	Flooring Update ($10/sf)	454,000
59	Flooring Update ($15/sf)	621,450
66	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities) ($25/sf)	1,033,750
72	Replace flourescent fixtures with energy efficient LED fixtures (explore utility grant opportunities)	353,736
79	Improve wayfinding and signage (exterior and interior) ($2/sf)	82,830
80	Clean exterior louvers and vents ($4/sf)	251,340
81	Exterior Painting ($8/sf)	330,800

Lakewood Elementary School	
English Crossing Elementary School	
Cougar Creek Elementary School	
Lakewood Middle School	
Campus Improvements	
TOTAL FOCUS ON MAINTENANCE & PRESERVATION ONLY	**6,779,801**

PRIORITY MAINTENANCE, PRESERVATION, SAFETY & SECURITY	**9,337,440**

ADDITIONAL SAFETY & SECURITY	**3,777,020**

COMBINED PRIORITY + ADDITIONAL	**13,114,460**

18 Items: 1 = Highest, 18 = Lowest

10	2	7	2	2	5	1	1	2
1	6	2	12	9	1	3	11	7
5	4	5	11	6	3	4	10	4
8	7	10	3	10	4	7	2	3
9	8	3	12	5	2	12	7	6
12	3	1	12	1	7	9	14	5
11	1	16	1	4	18	2	16	1
3	5	11	14	3	6	11	13	8
2	13	6	6	15	11	8	8	11
17	14	4	4	7	15	5	5	13
7	18	8	5	8	17	6	6	14
4	9	13	13	13	8	10	12	10
15	16	12	7	16	9	7	9	7
14	10	9	9	14	10	17	4	12
16	12	15	8	12	13	16	3	9
18	17	14	10	11	14	15	15	17
6	11	17	18	17	16	14	18	16
13	15	18	17	18	12	13	17	15

Focus on Safety & Security

32	Replace boiler and improve HVAC and outdoor air ($30/sf)	1,362,000
52	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	331,440
52	Install access control system with lock-down functions ($8/sf)	502,680
54	Repair or replace domestic hot water system ($30/sf)	1,242,900
64	Replace intrusion detection system and add access control system with lock-down functions ($8/sf)	363,200
64	Improve site security and fencing ($15/sf)	942,525
70	Right size cafeteria for student population (2,500sf x 600$/sf x 1.5)	2,250,000
74	Enclose site with new fencing ($15/sf)	621,450
80	Repair or replace fire suppression system at covered play ($8/sf)	331,440
84	Replace fire alarm system ($8/sf)	502,680
89	Replace fire alarm system ($8/sf)	331,440
92	Replace integrated automation system ($8/sf)	363,200
98	Improve energy efficiency of Vertical Enclosure (explore utility grant opportunities) ($15/sf)	681,000
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131	Replace master clock system ($8/sf)	502,680
133	Miscellaneous Site Improvements, Sidewalk Repair, accessibility (lump sum allocation)	500,000
138	Miscellaneous Site Improvements, Sidewalk Repair (lump sum allocation)	350,000

TOTAL FOCUS ON SAFETY & SECURITY ONLY	**12,012,755**
COMBINED TOTAL FOR ALL	**18,792,556**

An additional grouping of improvements were added, to increase the number of Safety and Security elements to recommend to the school board.

	Focus on Maintenance & Preservation		Focus on Safety & Security	
Lakewood Elementary School	Replace electrical panels older than 30 years (explore utility grant opportunities)	363,200	Replace boiler and improve HVAC and outdoor air	1,362,000
	Flooring Update	454,000	Replace intrusion detection system and add access control system with lock-down functions	363,200
English Crossing Elementary School	Repair or Replace Water Source Heat Pumps	1,654,000	Replace intrusion detection system and add access control system with lock-down functions	331,440
	Flooring Update	621,450	Repair or replace domestic hot water system	1,242,900
			Enclose site with new fencing	621,450
			Replace fire alarm system	331,440
			Replace intercom system	331,440
Cougar Creek Elementary School	Flooring Update	442,170	Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation)	350,000
Lakewood Middle School	Replace electrical equipment beyond anticipated lifespan (explore utility grant opportunities)	942,525	Install access control system with lock-down functions	502,680
			Improve site security and fencing	942,525
			Replace fire alarm system	502,680
			Replace intercom system	502,680
			Replace master clock system	502,680
Campus Improvements	Update and clarify automotive traffic flow during drop off and pick up (signage solution) (lump sum allocation)	250,000	Miscellaneous Site Improvements, ADA/accessibility (lump sum allocation)	500,000

Essential Question: Better Learning Environments

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

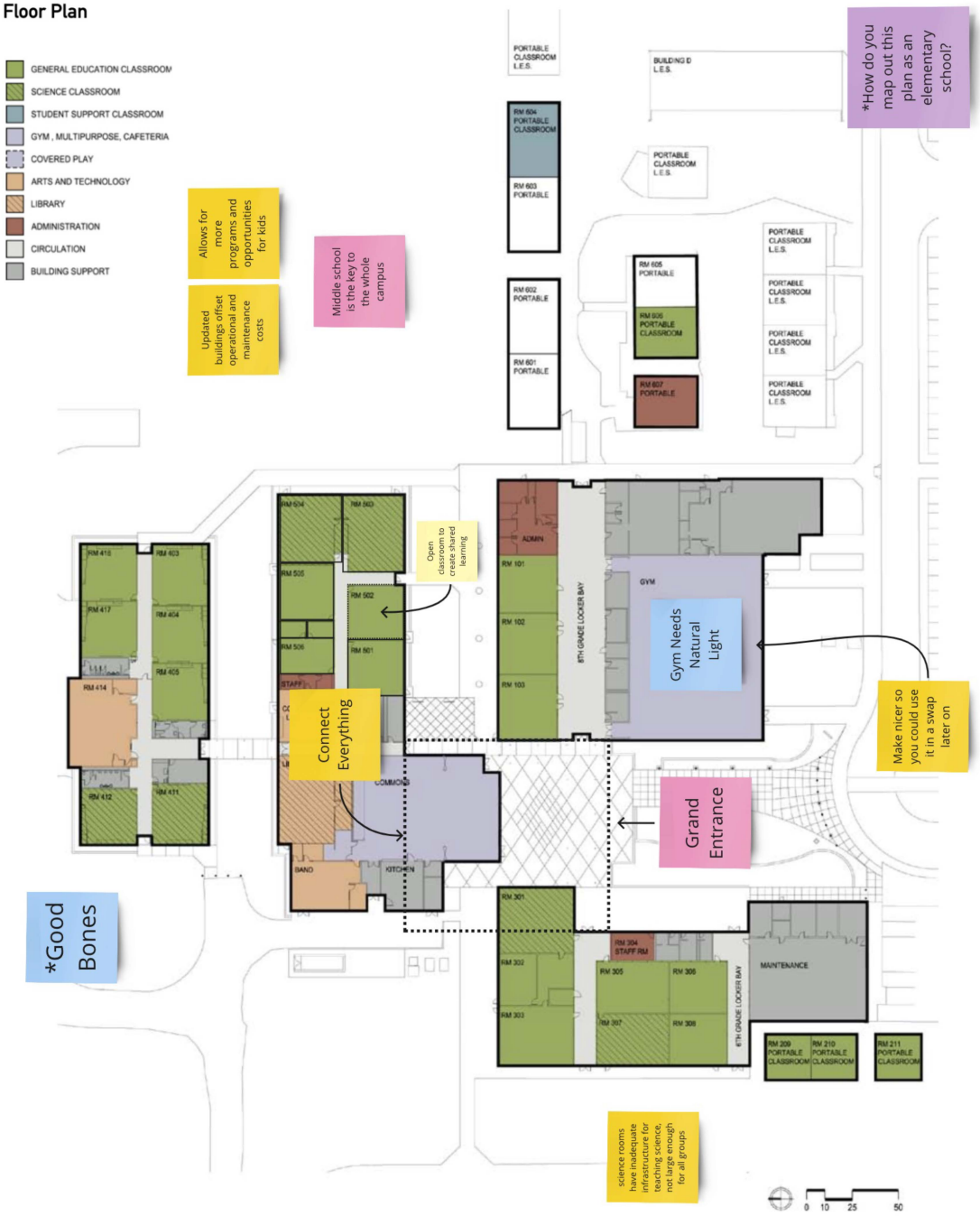
English Crossing Elementary School

Floor Plan



Lakewood Middle School

Floor Plan



Lakewood Elementary School

Site Plan



Essential Questions: Campus Overview & Improvements

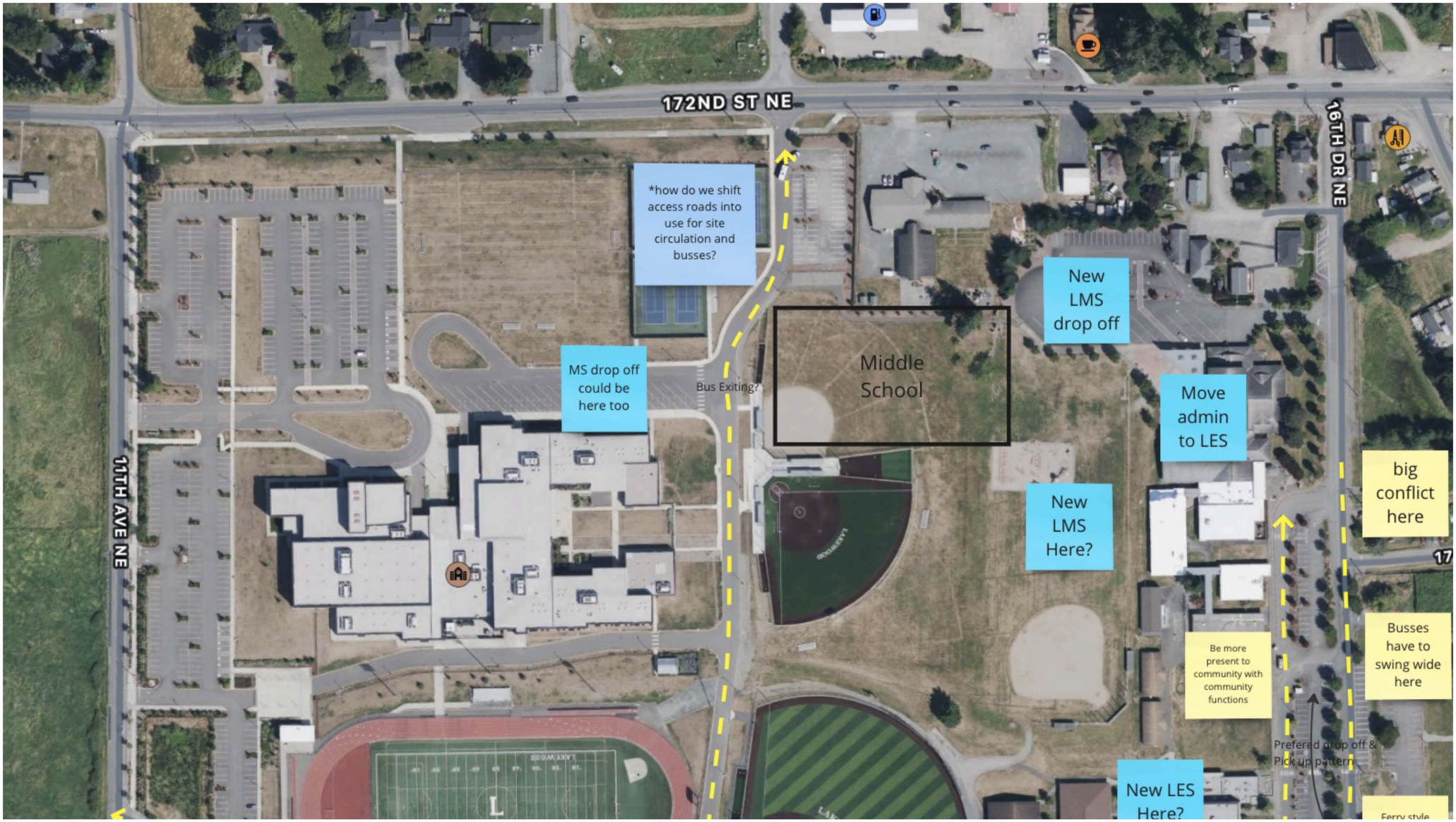
What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?


172ND ST NE
161ST DR NE
117TH AVE NE
117TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Busses have to swing wide here
Be more present to community with community functions
Preferred drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting
161ST DR NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands


172ND ST NE
16TH DR NE
11TH AVE NE
*how do we shift access roads into use for site circulation and busses?
MS drop off could be here too
Bus Exiting?
Middle School
New LMS drop off
Move admin to LES
New LMS Here?
big conflict here
Be more present to community with community functions
Busses have to swing wide here
Prefered drop off & Pick up pattern
New LES Here?


Be more present to community with community functions
swing wide here
Prefered drop off & Pick up pattern
New LES Here?
Ferry style lines for cars - move busses elswhere
Shared ES drop off
Bus Exiting?
16TH Dr NE
MS busses drop off in play area
Sewer lift station
Protected Wetlands
11TH AVE NE

“Big Move” Ideas

How can we address a variety of needs with some “Big Move” solutions?

- Consider a New Middle School Building to provide room for growth and integrate the learning environment.
- Move Lakewood Elementary to the Lakewood Middle School facility to provide needed capacity for growth for LES and better learning settings (after building new Lakewood MS)
- Convert existing Lakewood Elementary Main Building to District Administration and Early Learning Center. (after LES moves to renovated Lakewood MS)
- Other buildings on campus and portables would be removed or moved to other sites.
- Address solutions for growth at Cougar Creek Elementary

“Big Move” Idea – New Lakewood Middle School

How can we address a variety of needs with some “Big Move” solutions?

- Provides capacity for growth to 700 students, or more
- Provides a more cohesive and comprehensive learning environment (classroom pods, supports CTE, better science labs, larger cafeteria, second gym, admin in the right place, etc.)
- Location next to the high school allows sharing bus drop off/pick up
- We will look for solutions to the fields that are being taken away.
- Reduces traffic for elementary schools on 16th.

“Big Move” Idea – Convert LMS to Lakewood Elementary

How can we address a variety of needs with some “Big Move” solutions?

- The facility is sized for the LES projected student enrollment
- Renovation can create a pod classroom arrangement, appropriate restrooms for elementary, better admin location, security improvements, etc.
- Playfields will be improved for elementary education
- Drop off could be improved with middle school moved and adjacency to ECES.
- Opens space on the campus by moving portables to other locations in the district

“Big Move” Idea – Convert LES to District Office/Early Learning

How can we address a variety of needs with some “Big Move” solutions?

- Renovate the improved areas of LES to bring District Administrators into better workspace and make a better first impression to the community
- Improve and potentially expand spaces for the early learning program
- Remove the oldest buildings at the district office, explore repurposing current district portables, make way for parking and field solutions on the campus
- Creates space for district and community to gather (i.e. professional development, board meetings and community meetings)
- Explore the feasibility of district record storage and warehouse

Lakewood Elementary

The project components below are not all relevant to the approach of converting LES to LMS. Holistic/comprehensive improvements would be crafted to make LES an appropriate district office and early learning environment (lowering toilets, remodeling offices, etc.)

Medium/Long Term Needs

Focus on Preservation & Improvement	
Lakewood Elementary School	
Upgrade electrical systems throughout	681,000
Add 8 Classrooms to replace portables (collaborative contemporary learning)	17,280,000
Add Art/Music rooms to provide equity across all elementary schools	2,250,000
Add Separate Gym to Remove Conflict with Lunch Service	5,400,000
Subtotal Lakewood ES - Preservation & Improvement	**25,611,000**

Medium/Long Term Needs

Focus on Projected Enrollment Growth	
Lakewood Elementary School	
Add 4 classrooms to provide growth (collaborative contemporary learning)	8,640,000
Subtotal Lakewood ES - Growth	**8,640,000**
Subtotal all Lakewood ES	**37,837,600**

Items studied but not needed with recommended approach

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

English Crossing Elementary

Medium/Long Term Needs

Focus on Preservation & Improvement	
English Crossing Elementary School	
Improve natural daylight throughout the building	1,242,900
Add Separate Gym to Remove Conflict with Lunch Service	5,400,000
Subtotal English Crossing ES - Preservation & Improvement	**6,642,900**

Medium/Long Term Needs

Focus on Projected Enrollment Growth	
English Crossing Elementary School	
Subtotal English Crossing ES - Growth	**0**
Subtotal all English Crossing ES	**13,555,840**

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Cougar Creek Elementary

Medium/Long Term Needs

Focus on Preservation & Improvement	
Cougar Creek Elementary School	
Add Separate Gym to Remove Conflict with Lunch Service	5,400,000
Subtotal English Crossing ES - Preservation & Improvement	**5,400,000**

Medium/Long Term Needs

Focus on Projected Enrollment Growth	
Cougar Creek Elementary School	
Add 4 classrooms to provide growth (collaborative contemporary learning)	5,400,000
Subtotal English Crossing ES - Growth	**5,400,000**
Subtotal all English Crossing ES	**11,945,906**

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Lakewood Middle School

The project components below are not all relevant to the approach of converting LMS to LES. Holistic/comprehensive improvements would be crafted to make LMS an appropriate elementary school environment (such as playground equipment, lowering toilets, etc.)

Medium/Long Term Needs

Focus on Preservation & Improvement	
Lakewood Middle School	
Repair and/or replace existing roofs and drains	942,525
Repair and/or replace galvanized steel plumbing, some located below slabs	1,570,875
Improve natural light throughout	942,525
~~Improve functionality of science classrooms~~	~~942,525~~
Enclose exterior circulation, physical connections between buildings	2,250,000
~~Add 4 classrooms to replace portables (collaborative contemporary learning)~~	~~5,400,000~~
~~Add Auxiliary Gymnasium~~	~~7,650,000~~

Medium/Long Term Needs

Focus on Projected Enrollment Growth	
Lakewood Middle School	
~~Add 4 classrooms to provide growth (collaborative contemporary learning)~~	~~5,400,000~~

Items studied but not needed with recommended approach

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Campus Improvements

Medium/Long Term Needs

Focus on Preservation & Improvement	
Campus Improvements	
Repair or replace sewer gravity system	2,500,000
Create campus ground source heat pump system	1,500,000
Update and improve vehicular traffic flow throughout site ADA/accessibility improvements	1,200,000

Medium/Long Term Needs

Focus on Projected Enrollment Growth
Campus Improvements

The CFAC looked at a variety of individual medium/long term scope components that they combined into the holistic solutions that the committee created in the process

Essential Questions – Summary

What do we need to do with our school facilities to **accommodate anticipated growth**?

What are the **near-term improvements our school buildings need**? How should we address them?

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

Essential Questions – Summary & Recommendation

What do we need to do with our school facilities to **accommodate anticipated growth**?

- Anticipating growth of 318 students district-wide over the next decade
- Largest amount of growth at any single school is at Lakewood Middle School. Consider a new middle school building.
- Moving Lakewood Elementary to the Lakewood Middle School facility provides needed capacity for growth for LES (after building new LMS)
- Potential solutions for growth at Cougar Creek include, a new classroom building addition, moving existing portables to the school, or enrollment boundary changes (coordinated with future capacity at English Crossing and Lakewood Elementary)

Essential Questions – Summary & Recommendation

What are the **near-term improvements our school buildings need**?
How should we address them?

- For near-term small projects for maintenance, preservation, safety and security the committee considered possible funding improvements through capital levy
- For longer-term large projects for preservation and growth the committee considered possible funding improvements through capital bond
- All improvements considered in this planning process were organized into those two funding categories (see later slides for detail)
- The district monitors more immediate needs and responds with operational funds or capital funds available

Essential Questions – Summary & Recommendation

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

Committee members recognized:

- Shared learning areas outside of classrooms at English Crossing and Cougar Creek are valued, and they are not included at Lakewood Elementary and Lakewood Middle School.

- A combined gym and cafeteria impacts fitness opportunities, operation of food service, and maintenance of floor surfaces that must serve dual purposes.

- Lakewood Elementary has no music or art classrooms, as the other schools do.

Essential Questions – Summary & Recommendation

How can our school buildings **better support students' and teachers' experiences** of safety, belonging, curiosity and joy? How can they be **better learning environments across the district**?

Additionally, Committee members noted:

- Elementary and middle school sites on the main campus lack site security. Unwelcome people come onto the sites during the school day and after hours.

- Portables and detached buildings create issues with student access to bathrooms, lack of shared learning areas, travel outdoors in inclement weather and exposure on open campuses.

Essential Questions – Summary & Recommendation

How can the **Lakewood SD educational campus** be improved with respect to play, daily traffic, and community use?

- Traffic related to drop-off and pick-up is the biggest issue.
- Site security should be considered holistically between the schools.
- If Lakewood Middle School is rebuilt on another area of the campus, and Lakewood Elementary moves to the current Lakewood Middle School building, the area with detached LES classroom buildings and the portables between the schools could be redeveloped as playfields and parking. A new campus master plan could be considered with this approach.

Committee Conclusions & Recommendation

The Committee affirmed unanimously that the **selected items in the Focus on Maintenance and Preservation AND the additional items in Focus on Safety and Security should be included** in the Near-Term Capital Plan for Lakewood School District.

Projects were **first ranked by the scoring method**. Additional review and discussion led the committee to **include more items that relate to Safety and Security**, and to bring benefits to all elementary schools and the middle school.

The selected items **address building systems that are reaching the end of their useful life** such as electrical service, lighting, heating, flooring, and communications.

Safety improvements include fire alarm systems, access control systems, intercom systems, site security/fencing, signage, sidewalk repairs and ADA improvements.

You Asked... Cost of Portables vs. Permanent Classrooms

Cost to Install a New 2-Classroom Portable:

28×64 Building - 2 Classrooms (1,792 total square feet)		$332,746	
Site development and utilities		S159,543	
Site electrical, network, fire alarm, security, and intercom		$125,101	
Footing drains		$9,747	
Mow strips		$8,718	$355/sf
Technology		$25,450	
Classroom Furniture		$30,911	
Contingency	5.00%	$34,606	
Total		**$726,822**	

Per Classroom
$363,411

You Asked... Cost of Portables vs. Permanent Classrooms

Cost to Build 2 Permanent Classrooms as Part of a Larger School Project:

2 Permanent Classrooms (1,792 total square feet)			
Average Cost of Construction, including sitework	$550/sf	$985,600	
Soft Costs (design fees, permitting, testing/monitoring)	35%	$344,960	
Contingency	5%	$66,528	
Total		**$1,397,088**	
State Funding Assistance	15%	-$209,663	Per Classroom
Net Cost to Install a New 2-Classroom Permanent Building:		**$1,187,425**	$593,712
Cost to Install a New 2-Classroom Portable:		**$726,822**	$363,411
Difference		**$460,603**	$230,301

You Asked… Cost of Portables vs. Permanent Classrooms

Permanent Classroom: (50+ year lifespan, improvements at 30 years)
Initial: **$698,544** *(fixed investment up front)*
State: -$104,832
Net: **$593,712** **20 years: $593,712**
State: -$104,832
Net: **30 years: $488,880** **50 years: $488,880**

Portable Classroom: (20-year lifespan, replacement at 20 years)
Initial: **$363,411** *(depreciating investment)*
State: -$0
Net: **$363,411** **20 years: $363,411** *(future replacement costs likely higher)*
Replacement: **$363,411** **40 years: $363,411**
Net: **$726,822** **$1,090,233** **50 years: $1,090,233**

Does not account for cost escalation or interest on bonds

You Asked… Cost of Portables vs. Permanent Classrooms

Considerations for Portable Classrooms:

- Current standards of construction last approx. 20 years. expected
- Funds come from local operational funds, otherwise used for education
- No state funding assistance
- Greater energy use and maintenance costs over the life of the structure

Considerations for Permanent Classrooms:

- Current standards of construction last more than 50+ years expected.
- Funds generally come from locally authorized bonds, one up-front expense
- Qualifies for assistance at construction, and additional funding assistance after 30 years
- Less energy and maintenance costs over the life of the structure

You Asked… Cost of Portables vs. Permanent Classrooms

Qualitative Aspects:

- We don’t build schools with classrooms alone, we include libraries, gymnasiums, shared learning areas, music rooms, administration, kitchens, bathrooms, indoor hallways, etc.

- The CFAC heard the value of classroom arrangements in “pods” with shared learning areas to connect classrooms together. ECE, CCES and LHS have them. LES and LMS do not. I provides a space for students to work more collaboratively, or independently, and to receive tailored support from specialists while staying with their grade level peers. This is hard to accomplish with portables.

You Asked… Cost of Portables vs. Permanent Classrooms

Qualitative Aspects:

- Classrooms are generally half of the area of a school in elementary schools.
- We can't build those other spaces with portables. When portables are added to schools, they add more students who use those other spaces, and those spaces were not designed to serve so many students. This creates the need for more lunch periods, larger gym classes, more teachers in the staff room, harder to have whole school assemblies, etc.
- Some of the schools in the Lakewood SD have a high proportion of portables as a percentage of capacity.
- Walking between portables and to the main building creates safety and security challenges.

Discussion

Committee Comments & Board Questions





D. ICOS REPORT DOCUMENTS

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

85.99%

COUGAR CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	11/3/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	18	85.99	Consultant	4/12/2023
2021-2022	17	89.35	District	3/16/2022
2020-2021	16	90.23	District	3/17/2021
2019-2020	15	90.31	District	3/18/2020
2018-2019	14	88.54	Consultant	4/17/2019
2017-2018	13	88.28	Consultant	3/21/2018

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Main	44,904	44,904	43,733	9/1/2003	11/3/2004
	Building Totals	**44,904**	**44,904**	**43,733**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good

COUGAR CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Causes:	Moisture Intrusion		
	Comments:	Deficiency: There does appear to be some minor areas in need of work. The caulking at the base of some exterior walls is pulling away and is allowing the exterior insulation to get wet. Corrective Actions: Remove areas of of caulk as required and replace.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Fastening Failure		
	Causes:	Surface Weathering		
	Comments:	Premature paint peeling at extended soffits.		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Warped/Delaminating Finishes		
	Causes:	Moisture Penetration, Surface Damage		
	Comments:	Premature paint peeling at extended soffits.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good

COUGAR CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Other, Sealing		
	Comments:	Ceramic tile and grout is soiled, multiple locations.		
	Ceiling Finishes	C2050		90.00% Good
	Comments:			
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Excessive Particulates, Inadequate Water Flow, Insufficient Air Flow		
	Causes:	Corrosion, Mineral Deposits, Electrolysis, Misadjusted Air Balancing, Misadjusted Controls		
	Comments:	Building still needs re-commissioning.		
	Ventilation	D3060	Low	90.00% Good
	Deficiencies:	Excessive Noise		

COUGAR CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Misadjusted Controls		
	Comments:	Deficiency: Relief fans are noisy Corrective Actions: Re-commissioning required 3/2023 - Comments predate certified BCA		
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Comments:	2018 - entire fire system was replaced over the summer.		
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		

COUGAR CREEK ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	*Causes:*	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

85.93%

COUGAR CREEK ELEMENTARY SCHOOL - PUMP HOUSE

Building Details

PROFILE TYPE	Maintenance and Operations
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	11/3/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	18	85.93	Consultant	4/12/2023
2021-2022	17	92.58	District	3/16/2022
2020-2021	16	92.58	District	3/17/2021
2019-2020	15	90.74	District	3/18/2020
2018-2019	14	90.55	Consultant	4/17/2019
2017-2018	13	90.06	Consultant	3/21/2018

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Pump House	484	484	484	9/1/2003	11/3/2004
	Building Totals	**484**	**484**	**484**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good

COUGAR CREEK ELEMENTARY SCHOOL - PUMP HOUSE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Comments:			
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good

COUGAR CREEK ELEMENTARY SCHOOL - PUMP HOUSE

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions.		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

70.05%

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	12/6/1995
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	27	70.05	Consultant	4/12/2023
2021-2022	26	81.82	District	3/16/2022
2020-2021	25	81.82	District	3/17/2021
2019-2020	24	84.96	District	3/18/2020
2018-2019	23	84.96	Consultant	4/17/2019
2017-2018	22	84.96	Consultant	3/21/2018

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1994	Main	41,430	41,430	41,430	9/1/1994	12/6/1995
2005	Playshed	2,260	2,260	1,130	9/1/2005	12/1/2005
	Building Totals	**43,690**	**43,690**	**42,560**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	Medium	62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Warped/Delaminating Finishes		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	Comments:	Gym Structure paint is fading and peeling. Exterior painting needs to be completed as a summer project in 2022. 2023 - Repainting not completed, other areas need to be painted.		
	Exterior Windows	B2020		90.00% Good
	Comments:	Windows have been repaired since the last report		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint		
	Causes:	Other		
	Comments:	Thickness of paint is insufficient to prevent moisture intrusion.		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Settlement		
	Comments:	Several areas have stress cracks in the drywall from settling. Locations need to be patched and painted.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030	High	30.00% Poor
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		
	Causes:	Deterioration, Sealing, Settlement		
	Comments:	Hallway carpet is indicating wear and staining and need replacement. 2023 - VCT flooring is at the end of its useful life. Ceramic tile grout is not well maintained, dirty.		
	Ceiling Finishes	C2050	High	62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Settlement		
	Comments:	There are minor cracks in gypsum ceiling in scattered locations around the school.		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Heat Loss, Lack of Water Flow		
	Causes:	Other		

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Domestic hot water system was designed without a hot water recirculating system/pump. Hot water takes a very long time to get to plumbing fixtures early in the morning.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Bathroom fixtures are starting to leak and seals are getting old and will need replacing. 21/22 - Some progress completed but more to be addressed 2023 - Repair/replacement appear to be complete.		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Insufficient Heat		
	Causes:	Other		

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	There are a combination of issues with individual heat pumps. Coils and filters have been a point of emphasis this year but individual pumps are starting to fail and need to be replaced. 21/22 - system replacement scheduled for summer 2022 2023 - Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Water source heat pumps (serves as heating and cooling units) are approximately 10 years past their service life. It is difficult to obtain parts to fix, so the entire unit needs to be replaced if it fails		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		30.00% Poor
	Deficiencies:	Stuffy Areas		
	Causes:	Other		
	Comments:	Intake louvers are sized to pull in about 5 CFM per student maximum and not capable of full economizer for any spaces. Adequate ventilation is approximately 15 CFM per student.		
Fire Protection	Fire Suppression	D4010		62.00% Fair

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	*Deficiencies:*	Other		
	Causes:	Physical Damage, Pipe Deterioration		
	Comments:	Wet system heads at Covered Play and Entries extend too far into semi-conditioned soffits and freeze with extreme cold.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panels are at their expected lifespan of 30 years.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan.		
	Lighting	D5040		30.00% Poor
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Causes:*	Equipment Obsolescence		
	Comments:	Intercom system is obsolete. Head-end is past its expected lifespan. Peripheral devices are past their anticipated lifespan		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Intercom system is obsolete, parts are hard to obtain.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions.		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	One area of the gym has beam detectors that continue to malfunction and the call out to the fire department have been at least once a month. This will need to be repaired with a long term solution.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		

ENGLISH CROSSING ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	*Causes:*	Equipment Obsolescence		
	Comments:	Main HVAC controls are no longer made or supported. Need to replace controllers. Estimated 1/3 have been replaced and others are currently in progress.		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
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LAKEWOOD
67.95%

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1964	Area 1	4,142	4,142	4,142		
	Building Totals	**4,142**	**4,142**	**4,142**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Single wythe masonry is uninsulated.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	Deficiency: Single-pane, aluminum frame windows are very inefficient. Corrective Actions: Replace windows. 2023 - Replaced		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Door hardware is out of date and non-compliant.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Inadequate Air Flow		
	Causes:	Other		
	Comments:	Dirty and partially obstructed		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Comments:	Deficiency: Roof is over 20 years old, but has not been experiencing any leaks.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Causes:*	Excessive Water		
	Comments:	Beyond expected lifespan.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Lack of Water Flow, Pressure Loss		
	Causes:	Other		
	Comments:	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The sanitary sewer shows signs of corrosion and has limited cleanout access.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Underground Leaks		
	Comments:	The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions.		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Deficiencies:*	Other		
	Causes:	Equipment Obsolescence		
	Comments:	The hydronic heating system is a mini-boiler system that was installed to "temporarily" keep the building HVAC running for 10 years. The system was installed around 2003. The boiler has been replaced once already and is closing in on needing to be replaced again. The rest of the piping should last up to 10 more years with proper treatment.		
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage		
	Causes:	Other		
	Comments:	The outside air intakes for the unit ventilators are small. Adequate for minimum ventilation, but not capable of full economizer cooling		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Panels are well past their expected lifespan of 30 years. Several buildings are fed with multiple services from other buildings		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan. Buildings fed with multiple services from other buildings		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions.		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Pull station only; no fire detectors.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	The controls have not been converted to the District standard automation system. Obtaining parts to keep the controls system running is becoming difficult.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

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LAKEWOOD

62.80%

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1961	Area 1	2,048	2,048	2,048		
	Building Totals	**2,048**	**2,048**	**2,048**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Single wythe masonry is uninsulated.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	Deficiency: Single-pane windows with metal frames are very inefficient Corrective Actions: Replace		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Door hardware is out of date and non-compliant.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		0.00% Unsatisfactory
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Door hardware is out of date and non-compliant.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Excessive Water		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	Flooring has reached end of serviceable life.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Mineral Build Up in Pipes, Pressure Loss		
	Causes:	Other		
	Comments:	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The sanitary sewer shows signs of corrosion and has limited cleanout access.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions.		
HVAC	Heating Systems	D3020		30.00% Poor
	Deficiencies:	Other		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Other		
	Comments:	The heating system is electric strip heat in the unit ventilators. Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The outside air intakes for the unit ventilators are small. Adequate for minimum ventilation, but not capable of full economizer cooling		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panels are well past their expected lifespan of 30 years. Several buildings are fed with multiple services from other buildings.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Equipment Obsolescence		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions		
	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Pull stations only; no detection		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The controls have not been converted to the District standard automation system. Obtaining parts to keep the controls system running is becoming difficult.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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LAKEWOOD
65.35%

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1968	Area 1	3,360	3,360	3,360		
	Building Totals	**3,360**	**3,360**	**3,360**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Single wythe masonry is uninsulated.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	Deficiency: Single-pane windows with metal frames are very inefficient Corrective Actions: Replace		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Door hardware is out of date and non-compliant.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Not ADA Compliant		
	Causes:	Other		
	Comments:	Door hardware is out of date and non-compliant.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Mineral Build Up in Pipes		
	Causes:	Other		
	Comments:	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Lack of Cleanouts		
	Comments:	The sanitary sewer shows signs of corrosion and has limited cleanout access.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions.		
HVAC	Heating Systems	D3020		30.00% Poor
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	The heating system is electric strip heat in the unit ventilators. Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Unit ventilators are too old to obtain new parts for, so as are difficult to adequately repair.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The outside air intakes for the unit ventilators are small. Adequate for minimum ventilation, but not capable of full economizer cooling.		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure. Panelboards have series ratings. Several buildings are fed with multiple services from other buildings.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Equipment Obsolescence		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions		
	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Pull stations only; no detection		

LAKEWOOD ELEMENTARY SCHOOL - BUILDING D

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The controls have not been converted to the District standard automation system. Obtaining parts to keep the controls system running is becoming difficult		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

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LAKEWOOD

90.00%

LAKEWOOD ELEMENTARY SCHOOL - COVERED PLAY AREA

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2003	Area 1	2,427	2,427	1,214		
	Building Totals	**2,427**	**2,427**	**1,214**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
Interior Finishes	Ceiling Finishes	C2050		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good

LAKEWOOD ELEMENTARY SCHOOL - COVERED PLAY AREA

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good

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LAKEWOOD

80.56%

LAKEWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	1958 Orig	6,853	6,853	6,853		
1997	1997 Add	17,002	17,002	17,002		
2003	2003 Add	5,886	5,886	5,886		
	Building Totals	**29,741**	**29,741**	**29,741**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts		
	Causes:	Caulking/Weather Stripping		

LAKEWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Location: Over rooms 202 and 203 Deficiency: Roof leaks in one area Corrective Actions: Repair leaks		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Other		
	Comments:	Staining occurs in high traffic areas.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Pressure Loss		
	Causes:	Other		

LAKEWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Comments:*	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panels are well past their expected lifespan of 30 years. One appears to be original to the 1958 structure. Panelboards have series ratings.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		

LAKEWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Conductors and many peripheral devices are past their anticipated lifespan.		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions.		
	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Devices Not Working		
	Causes:	Other		
	Comments:	Deficiency: Detectors in rooms 104-108 are problematic Corrective Actions: Replace 3/2023 Comments predate certified BCA report		

LAKEWOOD ELEMENTARY SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	Deficiency: The ovens don't operate as they should. Corrective Actions: Repair or replace.		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

72.68%

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1967	1967 lockers	4,753	4,753	4,753		
1970	1970 gym/admin	16,739	16,739	16,739		
	Building Totals	**21,492**	**21,492**	**21,492**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Single wythe masonry is uninsulated.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*			
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Inadequate Air Flow		
	Causes:	Other		
	Comments:	Dirty and partially obstructed		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Corridor flooring is discolored and nearing the end of its serviceable life.		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Maintenance, Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Comments:*	Exposed decking is reaching the end of its serviceable life.		
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Mineral Build Up in Pipes		
	Causes:	Other		
	Comments:	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable. The main water storage tank is wrapped with asbestos insulation.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Lack of Cleanouts		
	Comments:	The sanitary sewer shows signs of corrosion and has limited cleanout access.		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	: The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions		
HVAC	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Causes:*	Equipment Obsolescence		
	Comments:	The Admin side HVAC has been replaced within the last 10 years. The gym side units show a large amount of corrosion and some units are not operating properly. The gym side equipment is approximately 30 years and parts to repair is getting difficult to obtain.		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	System Inefficient		
	Causes:	Other		
	Comments:	The LG systems installed eight years ago, continue to leak and fail. We continue to repair them causing minimal days of heating/cooling loss. This system may have to be replaced completely if it continues to fail.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment is well past its anticipated lifespan. Repair parts are difficult to come by		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Equipment Obsolescence		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan.		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Limited A/V systems throughout		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 100 BLDG D MAIN OFFICE AND GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	*Comments:*	No master clock system. Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

84.50%

LAKEWOOD MIDDLE SCHOOL - BLDG 500 BLDG A

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	12/6/1995
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	27	84.50	Consultant	4/12/2023
2021-2022	26	93.81	District	3/16/2022
2020-2021	25	94.65	District	3/17/2021
2019-2020	24	94.65	District	3/18/2020
2018-2019	23	94.59	Consultant	4/17/2019
2017-2018	22	94.59	Consultant	3/21/2018

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1994	Bldg A	17,013	17,013	17,013	9/1/1994	12/6/1995
2002	2002 Add	1,728	1,728	1,728		
	Building Totals	**18,741**	**18,741**	**18,741**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 500 BLDG A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Comments:			
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent

LAKEWOOD MIDDLE SCHOOL - BLDG 500 BLDG A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Location: MS fire pump room Deficiency: The fire pump controls are obselete and are no longer made. Corrective Actions: We will need to upgrade to new controls.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Equipment is well past its anticipated lifespan. Repair parts are difficult to come by.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 500 BLDG A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Limited A/V systems throughout		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	No master clock system. Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 500 BLDG A

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	*Comments:*	Intrusion detection system is present. No Access Control system or lock-down functions		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		100.00% Excellent

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

87.73%

LAKEWOOD MIDDLE SCHOOL - BLDG 400 BLDG C

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	2/4/2004
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	19	87.73	Consultant	4/12/2023
2021-2022	18	95.72	District	3/16/2022
2020-2021	17	95.81	District	3/17/2021
2019-2020	16	95.81	District	3/18/2020
2018-2019	15	95.78	Consultant	4/17/2019
2017-2018	14	95.78	Consultant	3/21/2018

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2002	Bldg C	11,639	11,639	11,639	9/1/2002	2/4/2004
	Building Totals	**11,639**	**11,639**	**11,639**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 400 BLDG C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Comments:	New carpet installed in 2017. Additional walk off carpets installed 2020		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 400 BLDG C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		90.00% Good
	Comments:	Several heat pumps replaced/repaired in 2019		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The heating and chilled water system control and isolation valves show corrosion and past leaks. At the time of the site survey, all of the leaks have been repaired		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Comments:	System is old and parts are difficult to find when they need to be replaced.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		

LAKEWOOD MIDDLE SCHOOL - BLDG 400 BLDG C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Limited A/V systems throughout		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	No master clock system. Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Intrusion detection system is present. No Access Control system or lock-down functions		
	Electronic Surveillance	D7030		90.00% Good
	Comments:	Cameras added in 2019		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 400 BLDG C

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good
	Comments:	New desks purchased 2020/2021.		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

LAKEWOOD
77.52%

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Details

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1970	Area 1	10,963	10,963	10,963		
	Building Totals	**10,963**	**10,963**	**10,963**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Single wythe masonry is uninsulated.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Comments:*	Deficiency: Single-pane, metal-frame windows are very inefficient.		
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Not ADA Compliant, Peeling Paint or Delamination		
	Causes:	Material Condition, Other		
	Comments:	Door hardware is out of date and non-compliant. Doors are showing significant weathering and fading.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Ventilation		
	Causes:	Other		
	Comments:	Vents are dirty and partially obstructed		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Leaking, Other		
	Causes:	Cracks, Tears, Holes, and Breaks, Standing Water, Surface Weathering		
	Comments:	Roof membrane is blistering and leaking in multiple locations.		
	Roof Appurtenances	B3020		30.00% Poor
	Deficiencies:	Leaking, Roof Drains Not Draining		
	Causes:	Faulty Design, Standing Water, Surface Weathering		
	Comments:	Drain-body sumps are holding water and debris		
	Horizontal Openings	B3060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Roof hatch is displaying weathering		
	Overhead Exterior Enclosures	B3080		90.00% Good

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Pressure Loss		
	Causes:	Other		
	Comments:	Existing water distribution has a mix of galvanized steel and copper piping. The galvanized steel is beginning to corrode on the inside reducing water pressure. Also, much of the galvanized steel is below slab and is not replaceable. The main water heater has been recently replaced, but a small water heater serving a few lavatories and sinks is over 30 years old and showing signs of corrosion.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Lack of Cleanouts		
	Comments:	The sanitary sewer shows signs of corrosion and has limited cleanout access		

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks. The lift station does not have trouble alarming functions		
HVAC	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment is well past its anticipated lifespan. Repair parts are difficult to come by.		
	General Purpose Electrical Power	D5030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Conductors and many peripheral devices are past their anticipated lifespan		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	Other		
	Comments:	Fluorescent fixtures are obsolete and not updated for energy efficiency. Some automatic controls are present, but do not meet current code		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Limited A/V systems throughout		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	No master clock system. Intercom system is obsolete. Head-end has trouble rebooting after a power outage. Peripheral devices are past their anticipated lifespan		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

LAKEWOOD MIDDLE SCHOOL - BLDG 300 BLDG B

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	*Comments:*	Intrusion detection system is present. No Access Control system or lock-down functions.		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Fire Alarm system is an obsolete zone type. Peripheral devices are well past their anticipated lifespan.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Detailed Condition Assessment by Building

Reporting Year 2022-2023

LAKEWOOD

91.36%

LAKEWOOD HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/1/2019
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant
COMMENTS	SF shown is per D-10 issued for project. 81,367 New + 79,422 N/L. Recognized for SCAP funding was 10,705 New + 79,422 N/L.

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2022-2023	3	91.36	Consultant	4/12/2023
2021-2022	2	100.00	District	3/16/2022
2020-2021	1	99.61	District	3/17/2021
2019-2020	0	99.59	District	3/18/2020

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2018	All Areas	160,789	160,789	160,789		5/1/2019
	Building Totals	**160,789**	**160,789**	**160,789**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Comments:			

LAKEWOOD HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Leaking		
	Causes:	Other		
	Comments:	Roofing repairs completed and not deficiencies noted.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good

LAKEWOOD HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Comments:			
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent

LAKEWOOD HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

E. STUDY AND SURVEY FLOOR PLANS

Lakewood Elementary School

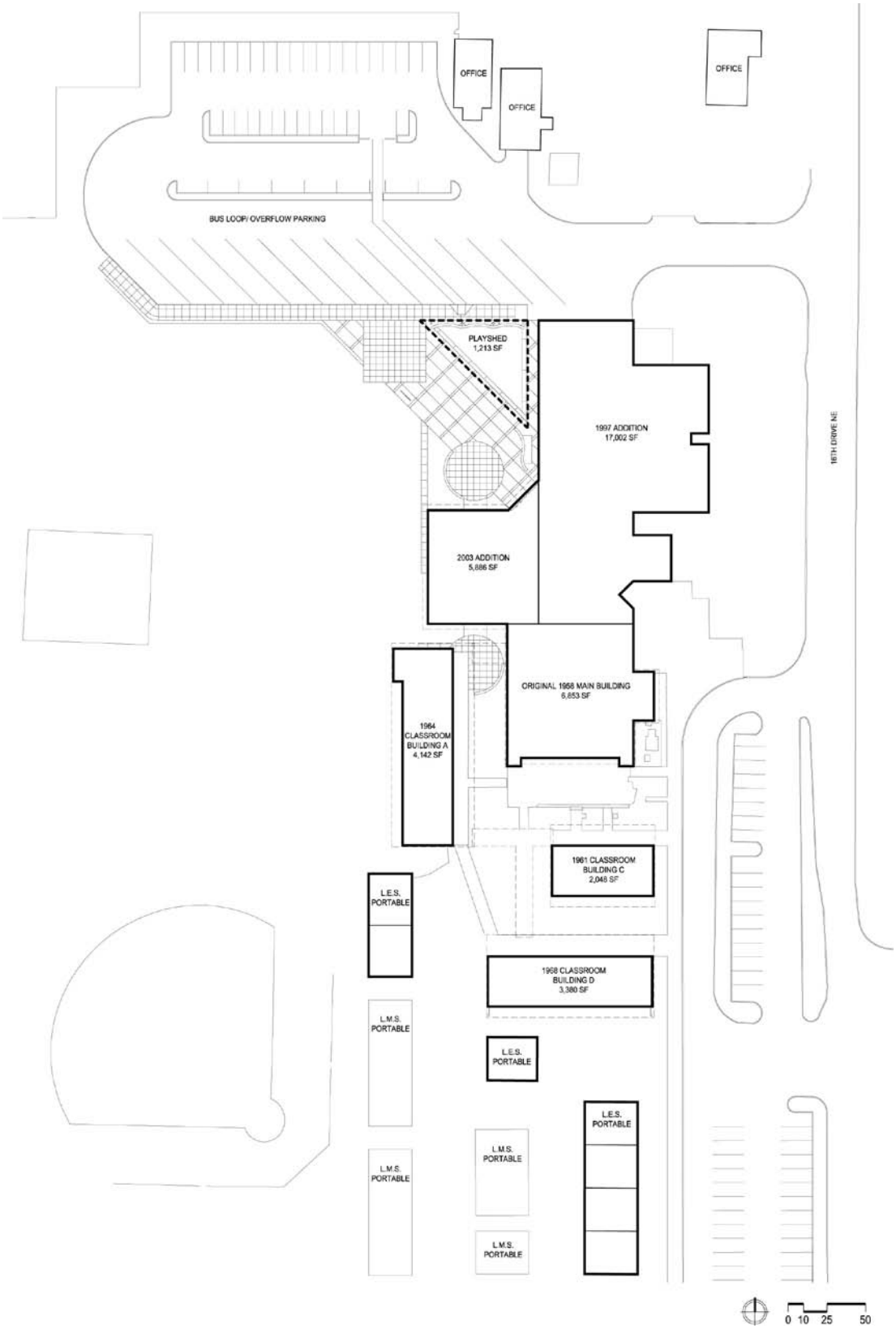


Facility Inventory

Construction Date:	Main Building	1958, addition in 1997
	Building A	1964
	Building C	1961
	Building D	1968
	Classroom and Play-shed Addition	2003
Building Area:	40,504 S.F.	
Site Area:	23 Acres (shared w/ English Crossing & Middle School)	
No. Of Teaching Stations:	16 (excluding portables)	
Grades Housed:	K-2	
Portables On Site:	7	

Lakewood Elementary School

Site Plan



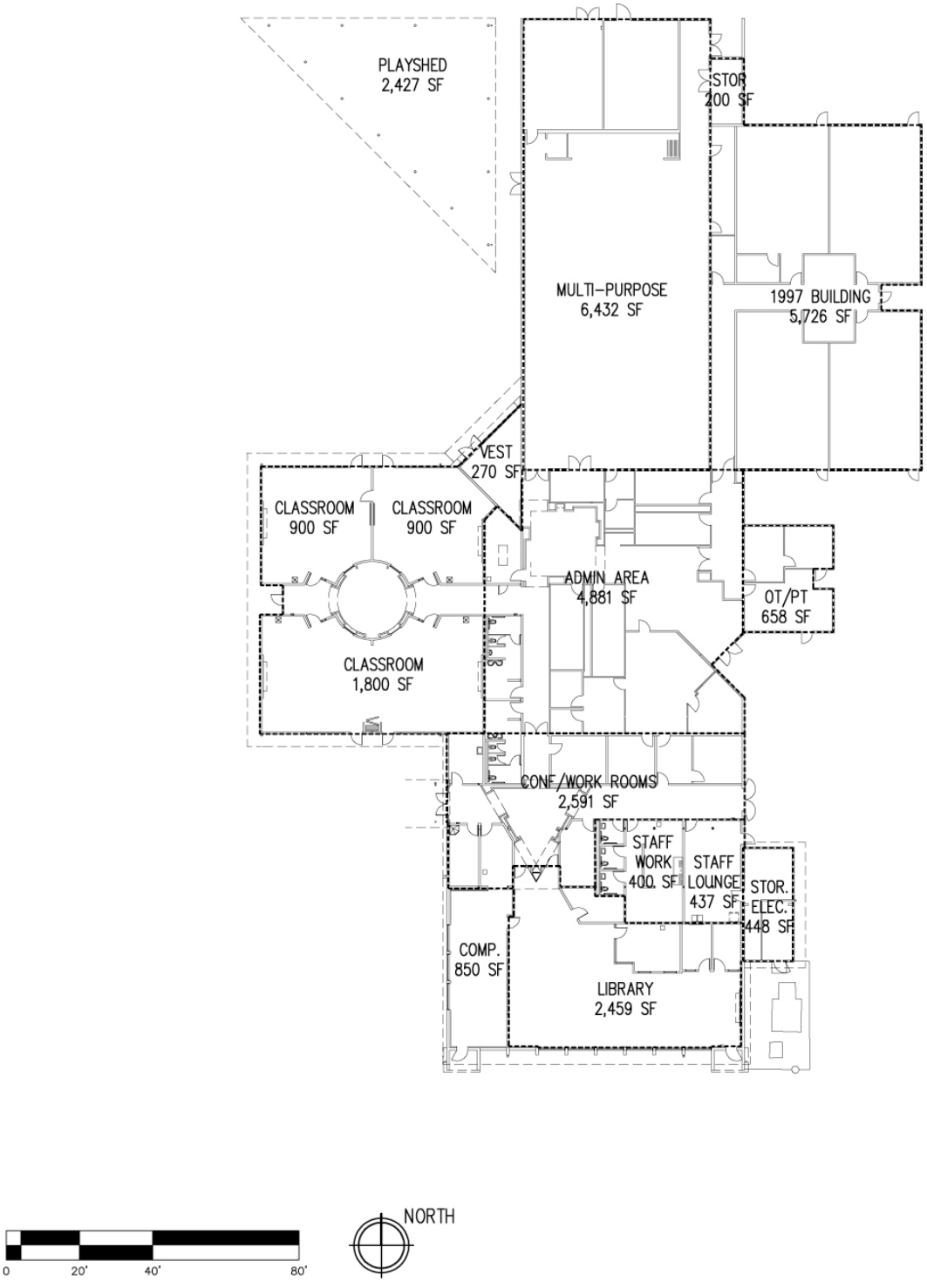
Lakewood Elementary School

Site Plan



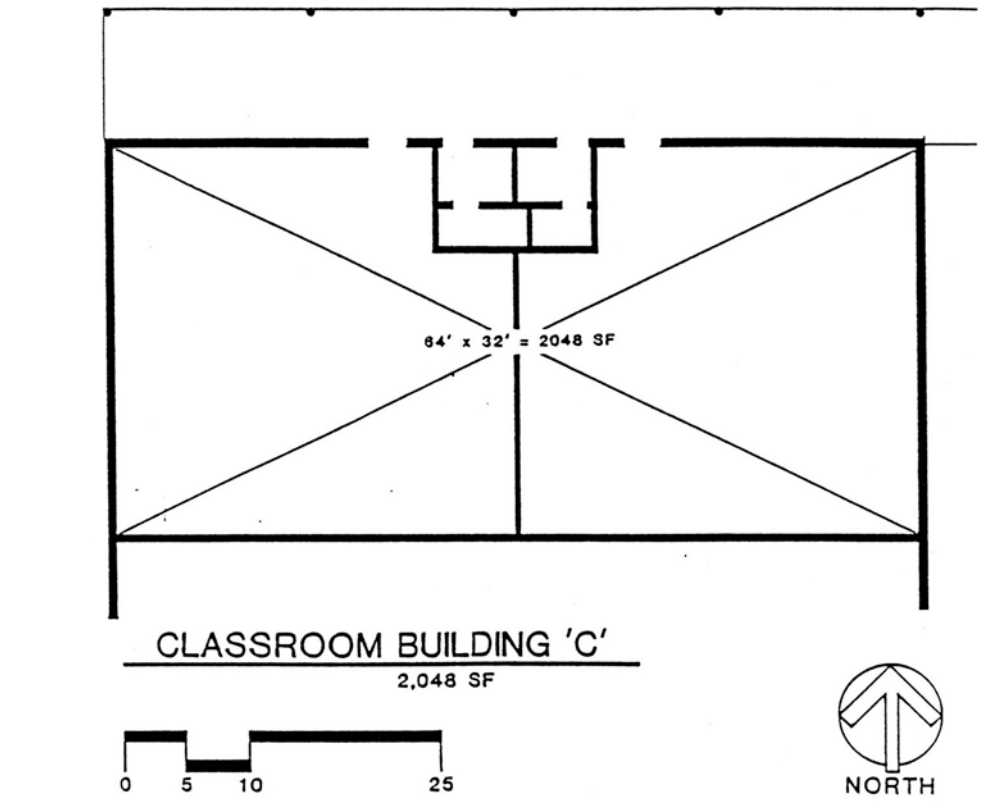
Lakewood Elementary School

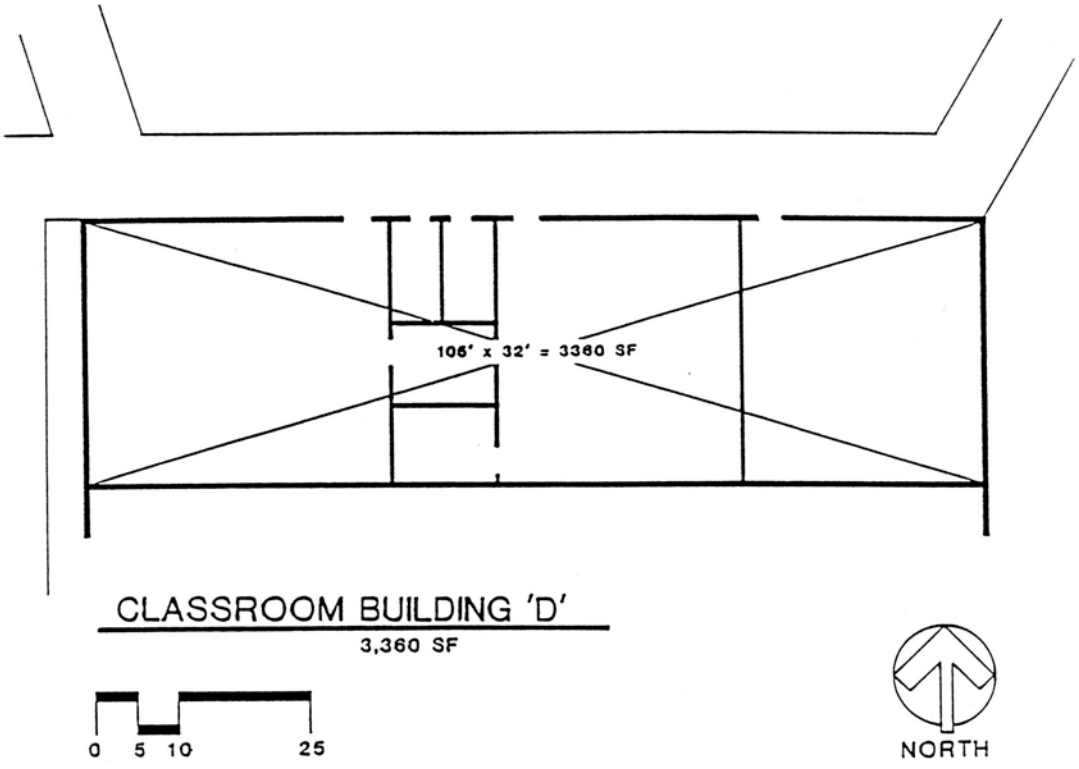
Area Calculations Main Building



Lakewood Elementary School

Area Calculations Building C & D





Lakewood Elementary School

Classroom Houses Area Calculations
Square Footage

Year	Building	Area Name	Dimensions	Sub Total		Total
1958	Main Building			6853	S.F.	**6,853 S.F.**
		Conference/Work Rooms	61.0 F x 125.0 F	1,525	S.F.	
		South Wing	61.0 F x 80.0 F	4,880	S.F.	
		Electrical/Utility	14.0 x 32.0 F	448	S.F.	
1997	Addition					**17,002 S.F.**
		Multipurpose/Admin.	61.0 F x 195.6 F	11,932	S.F.	
		Recessed Entry	9.56 F x 10.46 F	(100)	S.F.	
		Recessed Entry	11.88 F x 11.88 F x .5F	(70)	S.F.	
		Central Wing	24.5F x 29.67 F	727	S.F.	
		Recessed Entry	5.0 F x 5.5 F	(27)	S.F.	
		East wing	48.63 F x 95.0 F	4,619	S.F.	
		Recessed Entry	11.29 F x 7.0 F	(79)	S.F.	
2003	Addition	Classroom Addition	83 F x 71 F	5,886	S.F.	**7,099 S.F.**
		Playshed	69.8 F x 69.8 F	1,213	S.F.	
1964	Building A					**4,142 S.F.**
		Library/Classrooms	32.0 F x 106.0 F	3,392	S.F.	
		Storage/Copy	37.5 F x 20.0 F	750	S.F.	
	Building C			**2,048**		**2,048 S.F.**
1961		Classrooms	64.0 F x 32.0 F	2,048	S.F.	
1968	Building D					**3,360 S.F.**
		Classrooms	105.0 F x 32.0 F	3,360	S.F.	
	Lakewood Elementary School		**Building Total**			**40,504 S.F.**

Cougar Creek Elementary School

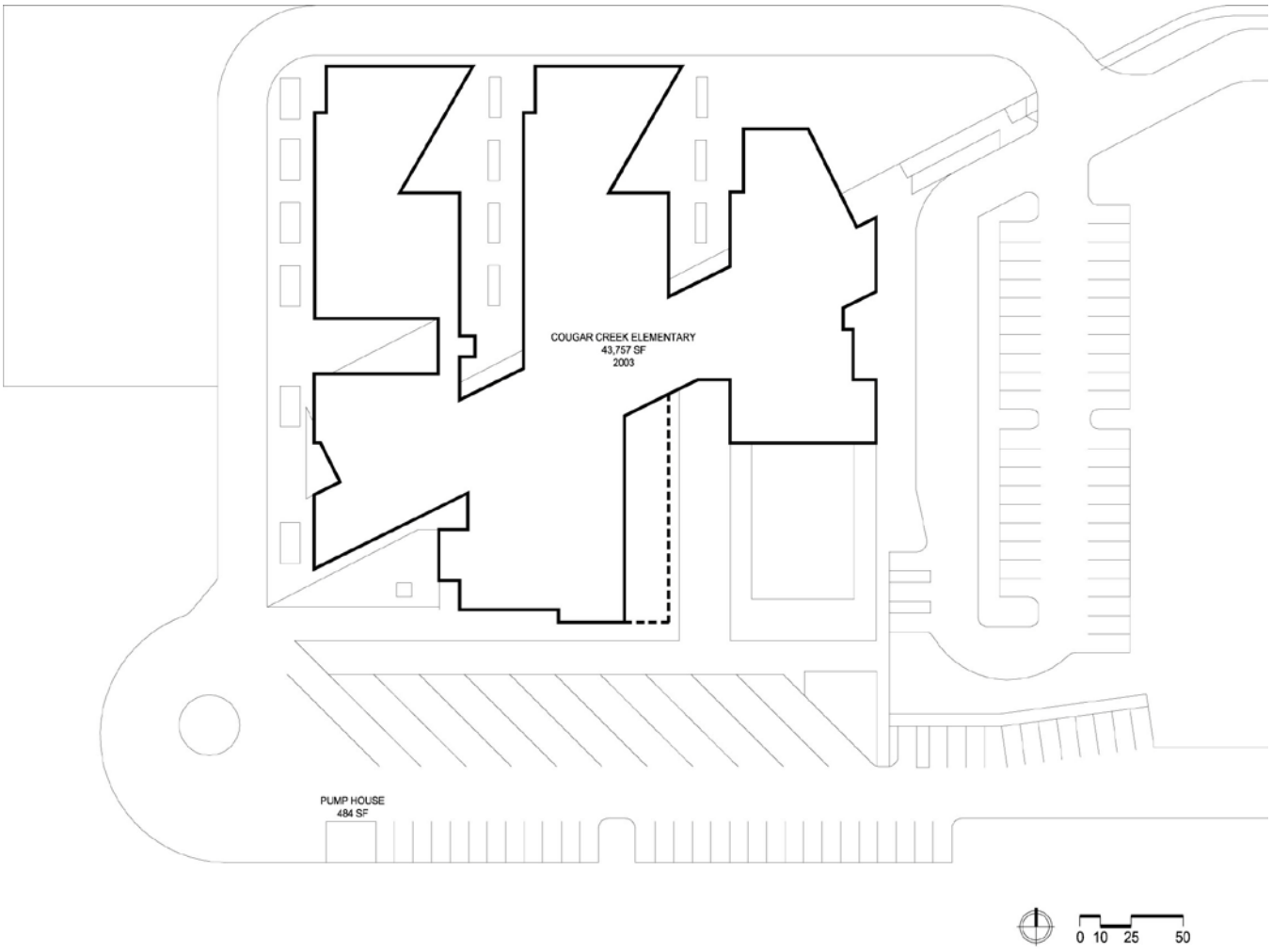


Facility Inventory

Construction Date:	Fall 2003
Building Area:	42,217 S.F.
Site Area:	21 Acres
No. Of Teaching Stations:	17
Grades Housed:	K-5
Portables On Site:	0

Cougar Creek Elementary School

Site Plan



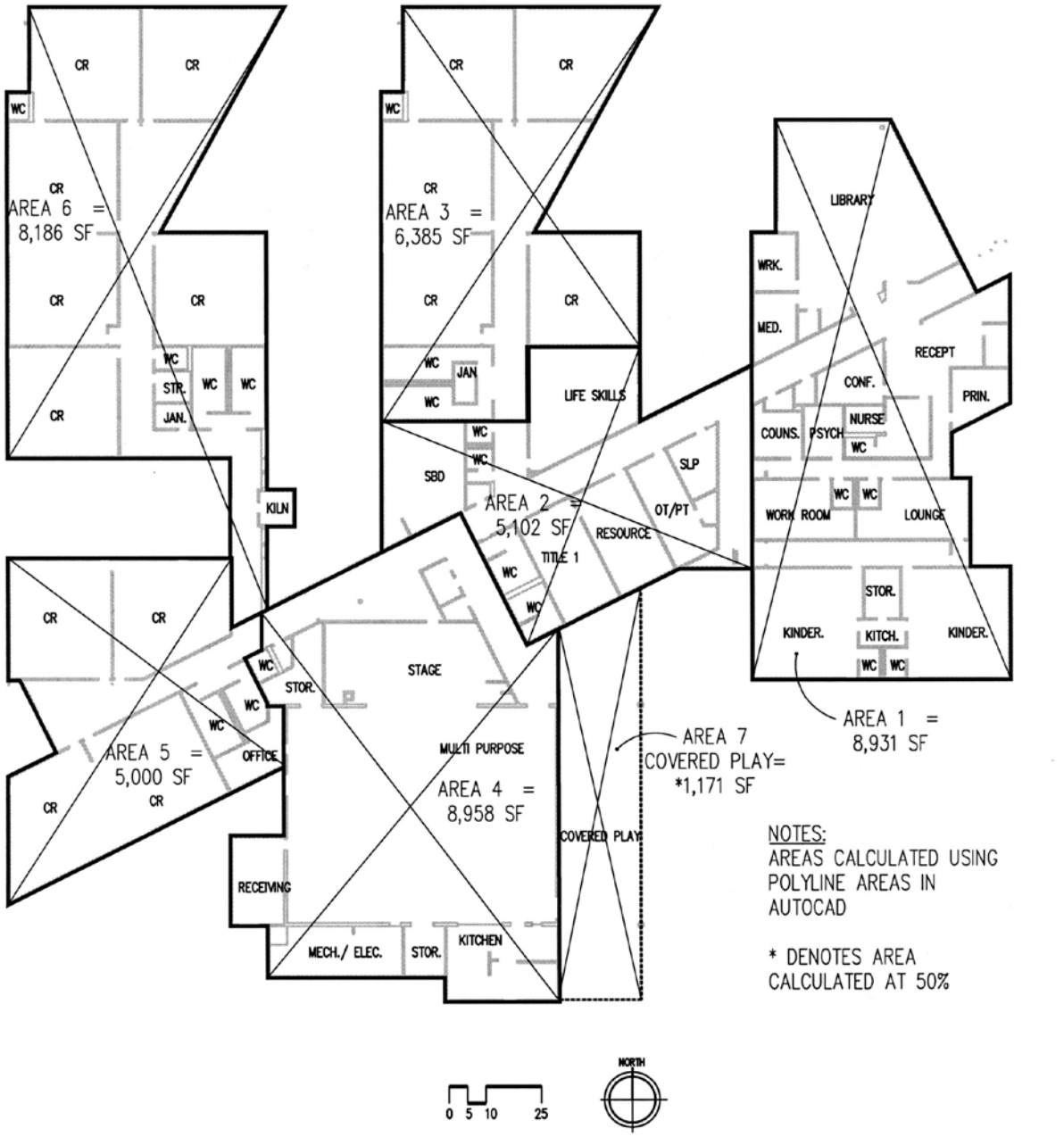
Cougar Creek Elementary School

Floor Plan



Cougar Creek Elementary School

Area Calculations



Cougar Creek Elementary School

Classroom Houses Area Calculations
Square Footage

Year	Building	Area Name	Dimensions	Sub Total	Total
2003	Area 1				**8,931 S.F.**
		Administration	70.0 F Max x 40.0 F Max	2,949.00 S.F.	
		Lounge/Work	59.0 F x 17.0 F	1,003.00 S.F.	
		Kindergarten	70.0 F Max x 36.5 F Max	2,513.00 S.F.	
		Library	67.1 F Max x 56.8 F Max	2,466.00 S.F.	
	Area 2				**5,102.00 S.F.**
		Special Education	75.7 F Max x 100.0 F Max	5,102.00 S.F.	
	Area 3				**6,385.00 S.F.**
		Classroom/Toilets	111.5 F Max x 75.0 F Max	6,385.00 S.F.	
	Area 4				**8,958.00 S.F.**
		Multi-purpose	94.25 F Max x 89.0 F Max	7,804.00 S.F.	
		Kitchen	31.0 F x 20.5 F	636.00 S.F.	
		Mechanical	37.0 F x 14.0 F	518.00 S.F.	
	Area 5				**5,000.00 S.F.**
		Classroom/Toilets	93.87 F Max x 74.5 F Max	5,000.00 S.F.	
	Area 6				**8,186.00 S.F.**
		Classroom/Toilets	167.5 F Max x 77.5 F Max	8,186.00 S.F.	
	Area 7				**1,171.00 S.F.**
		Covered Play	111.75 F Max x 22.0 F x 1/2	1,171.00 S.F.	
	Area 8				**484.00 S.F.**
		Pump House	22.0 F x 22.0 F	484.00 S.F.	
		Cougar Creek Elementary School	**Building Total**		**44,217 S.F.**

English Crossing Elementary School

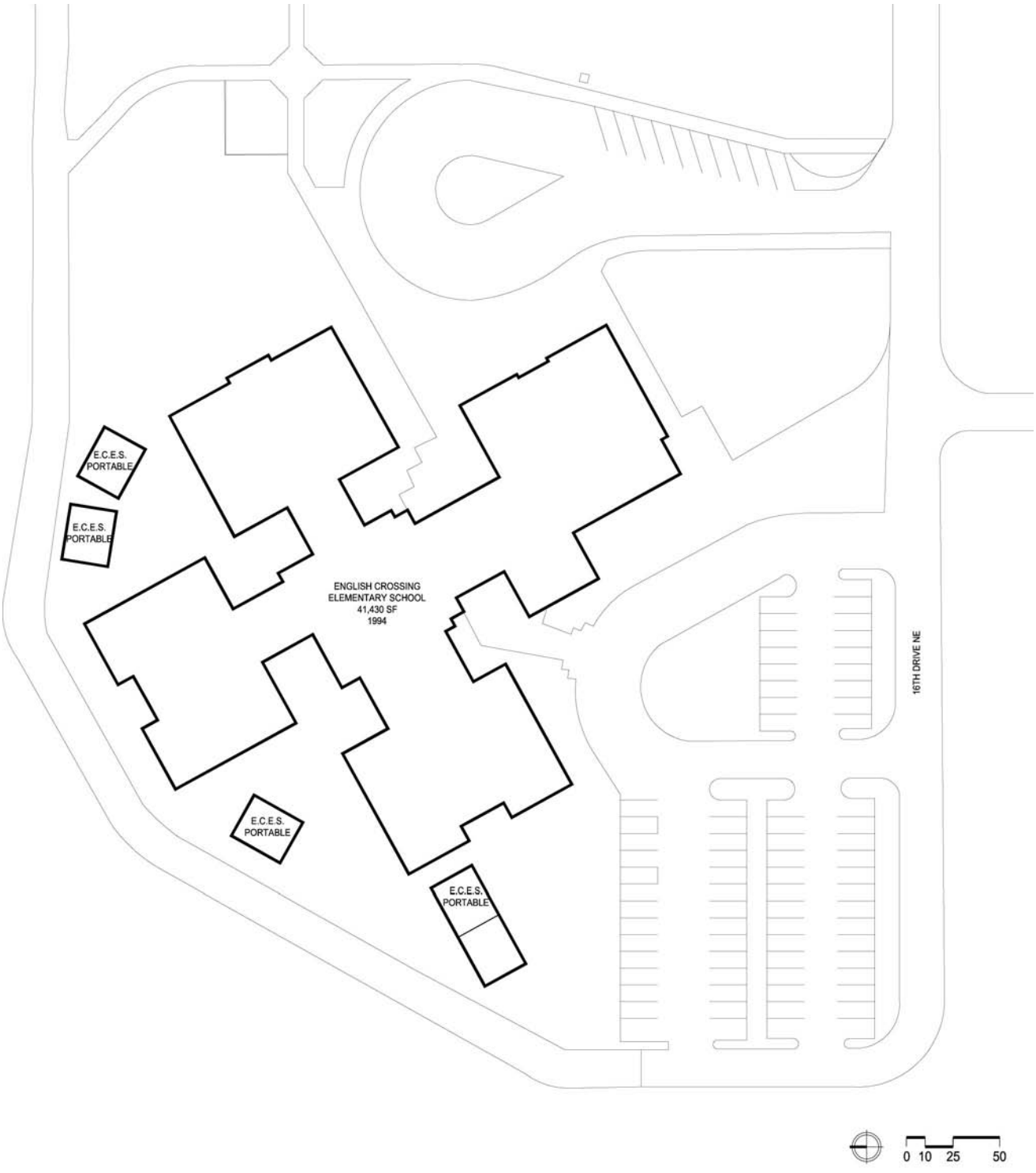


Facility Inventory

Construction Date:	1994
Play Shed Addition:	2005
Building Area:	42,560
Site Area:	23 (shared w/ Middle & Elementary)
No. Of Teaching Stations:	18
Grades Housed:	3-5
Portables On Site:	5

English Crossing Elementary School

Site Plan



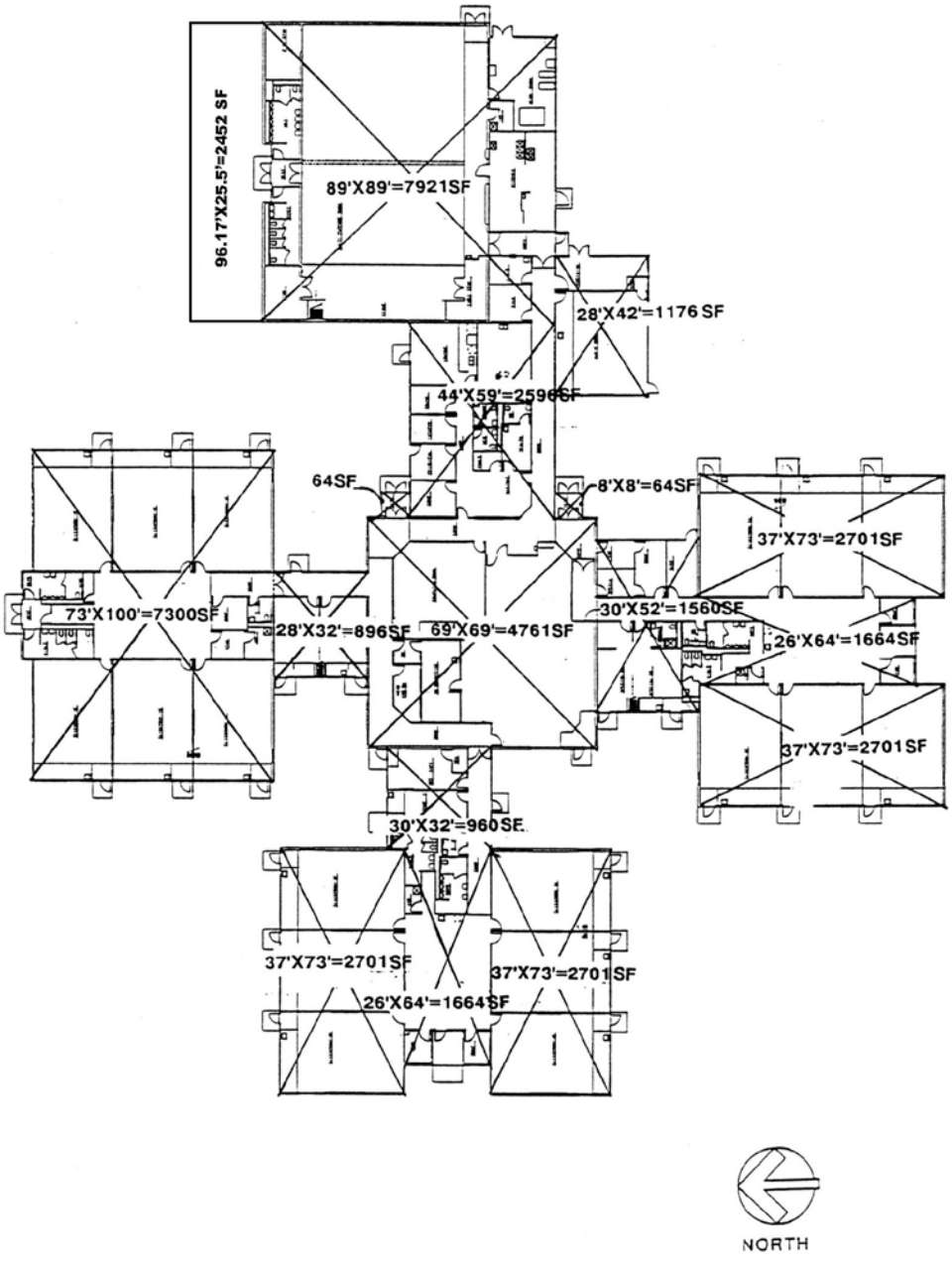
English Crossing Elementary School

Floor Plan



English Crossing Elementary School

Area Calculations



English Crossing Elementary

Classroom Houses Area Calculations
Square Footage

Year	Building	Area Name	Dimensions	Sub Total	Total
1994	North Pod				**8,196 S.F.**
		Classrooms	73.0 F x 100.0 F	7,300.00 S.F.	
		Resource	28.0 F x 32.0 F 896	896.00 S.F.	
1994	South Pod				**8,626 S.F.**
		Classrooms East	37.0 F x 73.0 F	2,701.00 S.F.	
		Classrooms West	37.0 F x 73.0 F	2,701.00 S.F.	
		Commons	26.0 F x 64.0 F	1,664.00 S.F.	
		Special Education	30.0 F x 52.0 F	1,560.00 S.F.	
1994	East Pod				**11,693 S.F.**
		Multipurpose/Kitchen	89.0 F x 89.0 F	7,921.00 S.F.	
		Music/Receiving	28.0 F x 42.0 F	1,176.00 S.F.	
		Lounge/Reception/Sec.	44.0 F x 59.0 F	2,596.00 S.F.	
1994	West Pod				**8,026 S.F.**
		Occupational Therapy/Chap.	30.0 F x 32.0 F	960.00 S.F.	
		Commons	26.0 F x 64.0 F	1,664.00 S.F.	
		Classrooms South	37.0 F x 73.0 F	2,701.00 S.F.	
		Classrooms North	37.0 F x 73.0 F	2,701.00 S.F.	
1994	Core				**4,889 S.F.**
		Computer/Media	69.0 F x 69.0 F	4,761.00 S.F.	
		Vestibule	8.0 F x 8.0 F	64.00 S.F.	
		Vestibule	8.0 F x 8.0 F	64.00 S.F.	
		Playshed Addition	96.17 F x 23.5 F/2	1,130.00 S.F.	**1,130 S.F.**
		English Crossing Elementary	**Building Total**		**42,560 S.F.**

Lakewood Middle School

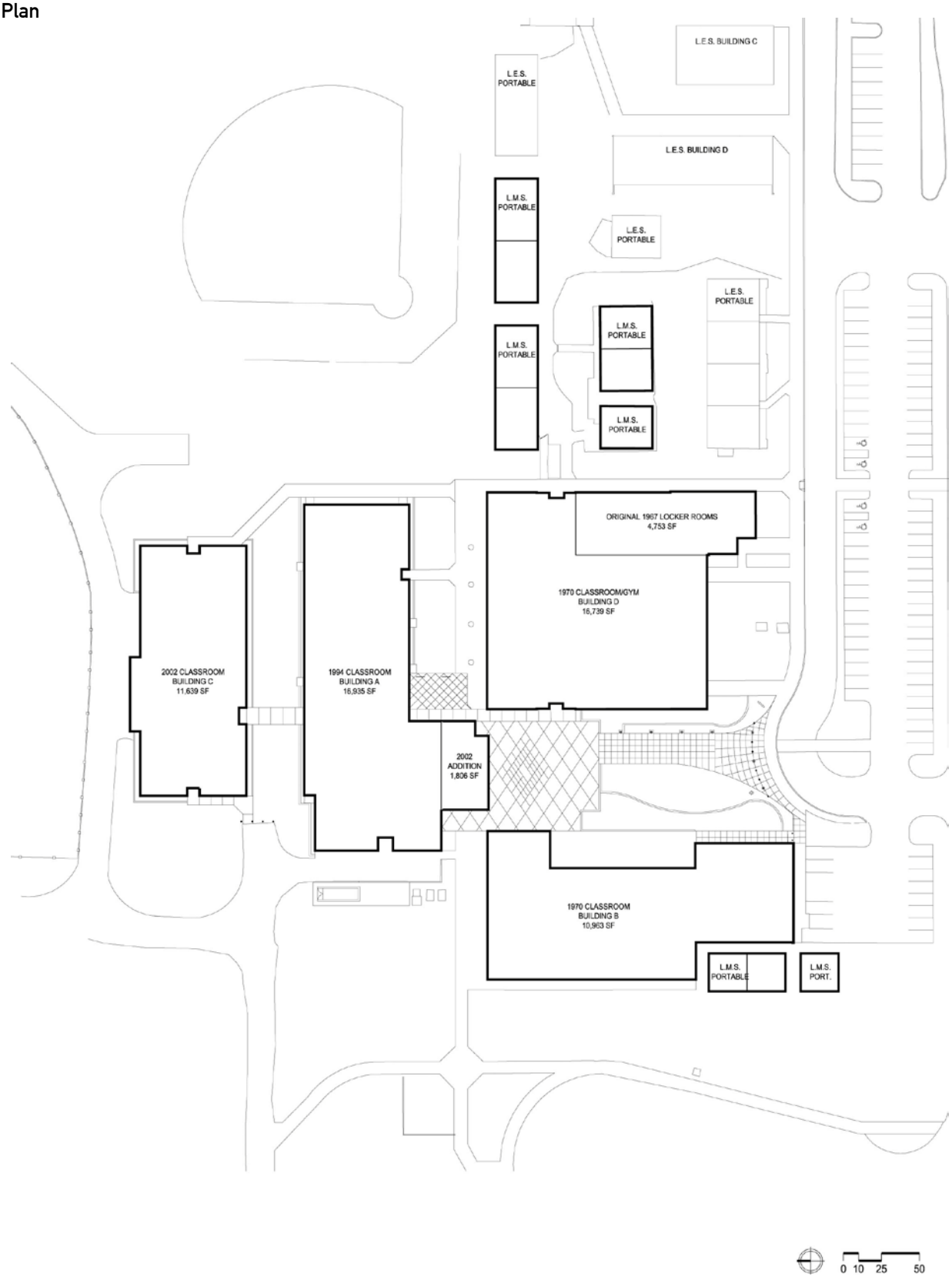


Facility Inventory

Construction Date:	Building A	1994, addition in 2002
	Building B	1970
	Building C	2002
	Building D	1970
Building Area:	62,802 S.F. (excluding maintenance building)	
Site Area:	23 Acres (shared w/ Intermediate & Elementary)	
No. Of Teaching Stations:	18 (excluding portables)	
Grades Housed:	6-8	
Portables On Site:	10	

Lakewood Middle School

Site Plan



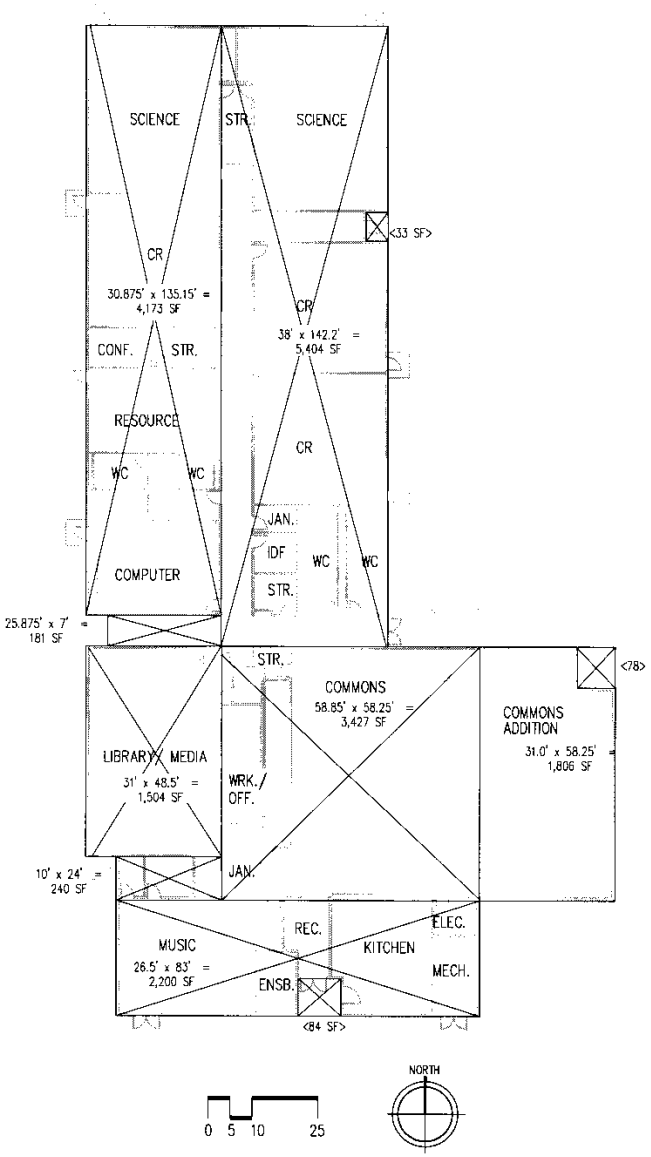
Lakewood Middle School

Floor Plan



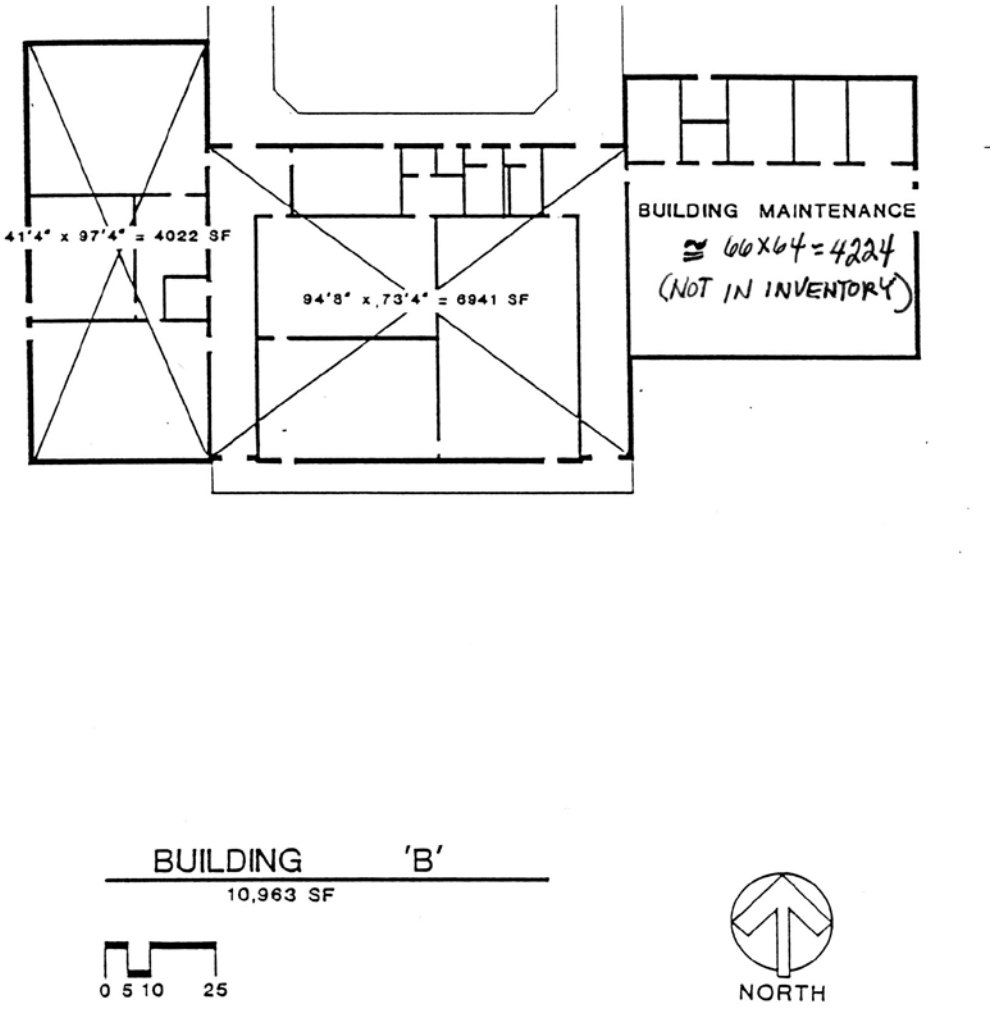
Lakewood Middle School

Area Calculations Building A



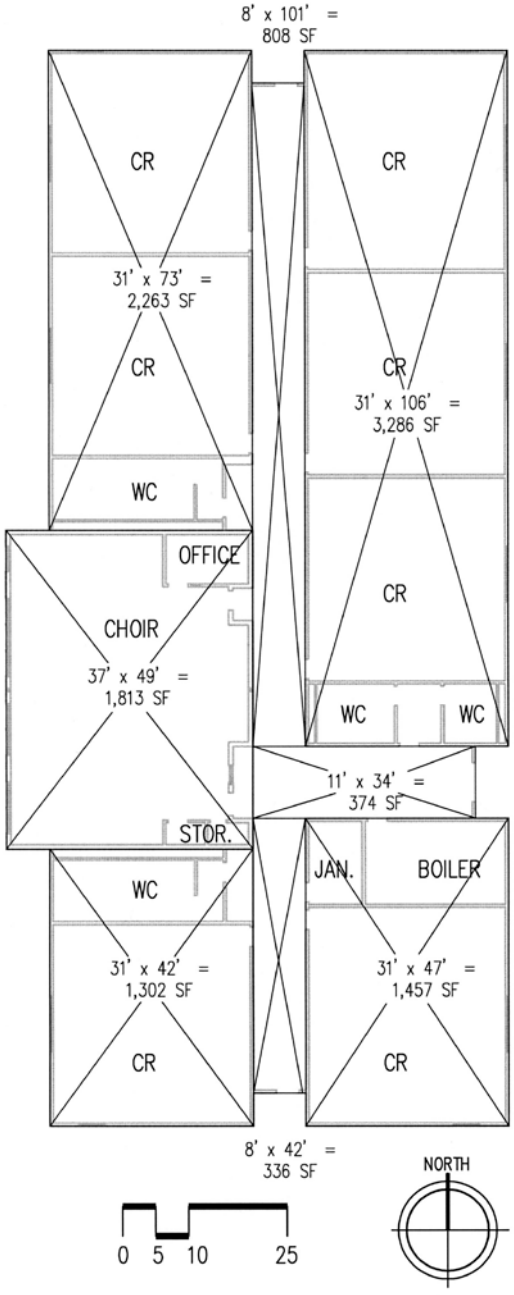
Lakewood Middle School

Area Calculations Building B



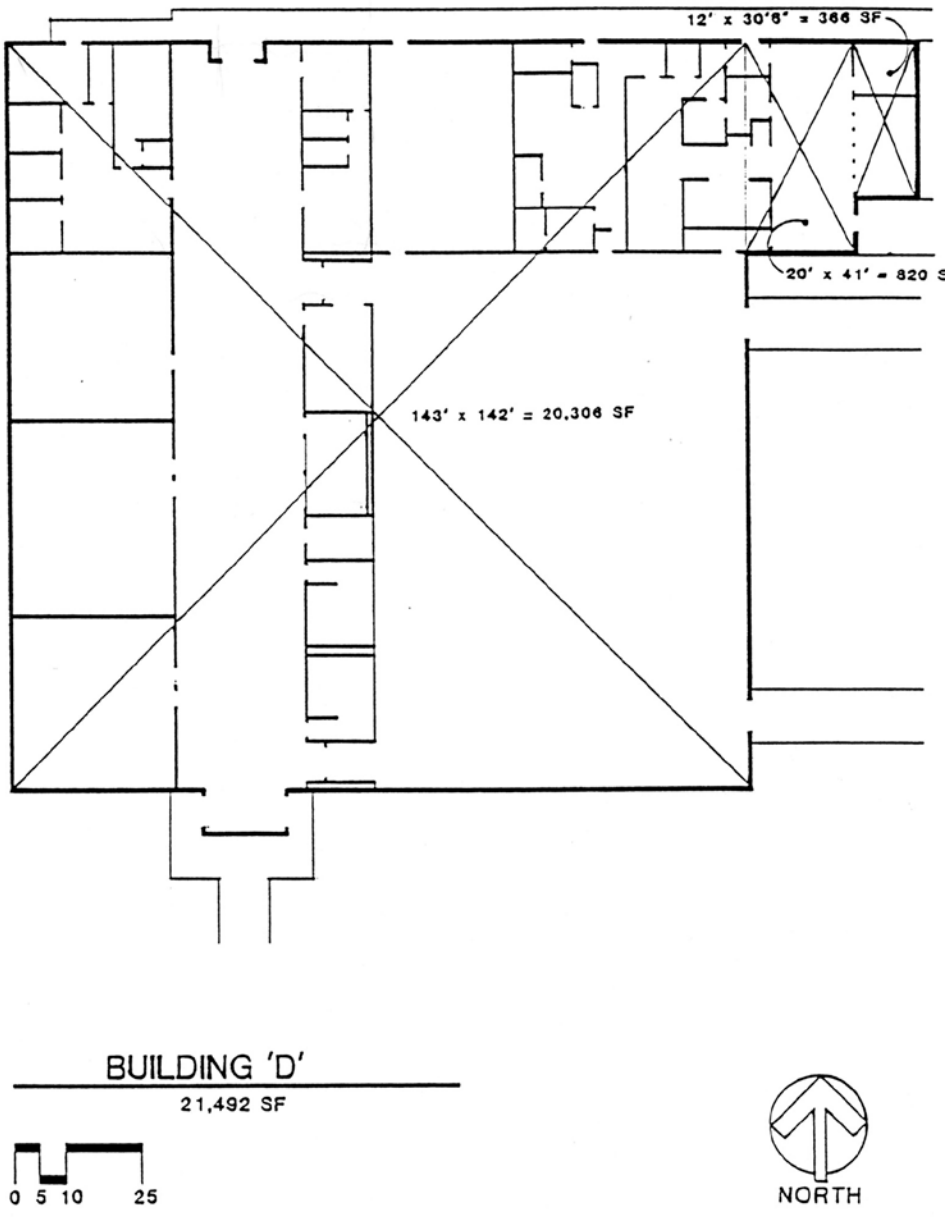
Lakewood Middle School

Area Calculations Building C



Lakewood Middle School

Area Calculations Building D



Lakewood Middle School

Classroom Houses Area Calculations
Square Footage

Year	Building	Area Name	Dimensions	Sub Total		Total
1970	Building D					**21,492 S.F.**
		Locker Rooms	20.0 F x 41.0 F	820.00	S.F.	
		Locker Rooms/Storage	12.0 F x 30.5 F	366.00	S.F.	
		Classrooms/Gymnasium	143.0 F x 142.0 F	20,306.00	S.F.	
1970	Building B					**10,963 S.F.**
		Computer/Arts & Crafts	94.67 F x 73.32 F	6,941.20	S.F.	
		Classrooms/Special Education	41.32 F x 97.33 F	4,021.68	S.F.	
1994	Building A					**18,741 S.F.**
		Science/Classrooms/Corr.	38.0 F x 142.2 F	5,403.60	S.F.	
		Vestibule	6.5 F x 5.0F	(33.00)	S.F.	
		Science/Resource/ Compt.	30.875 F x 135.2 F	4,174.30	S.F.	
		Corridor	7.0 F x 25.875 F	181.13	S.F.	
		Computer/Library/Media	31.0 F x 48.0 F	1,504.00	S.F.	
		Office/ Storage	10.0 x 24.0	240.00	S.F.	
		Music/Kitchen	26.5 F x 83.0 F	2,199.50	S.F.	
		Vestibule	10.0 x 8.4	(84.00)	S.F.	
		Commons/ Stor. / Wrk. Rm.	58.85 x 58.25 F	3,427.00	S.F.	
2002	Addition	Commons Addition	31.0 F x 58.25F	1,806.00	S.F.	
		Vestibule	8.65 F x 9 F	(77.85)	S.F.	
2002	Building C					**11,639 S.F.**
		Classrooms/ Toilet rooms	31.0 F x 106.0 F	3,286.00	S.F.	
		Corridor	11.0 F x 34.0 F	374.00	S.F.	
		Boiler/ Jan/ classroom	31.0 F x 47.0 F	1,457.00	S.F.	
		Corridor	8.0 F x 42.0 F	336.00	S.F.	
		Classroom/ Toilet	31.0 F x 42.0 F	1,302.00	S.F.	
		Choir/ Office	37.0 F x 49.0 F	1,813.00	S.F.	
		Classrooms/ Toilet room	31.0 F x 73.0 F	2,263.00	S.F.	
		Corridor	8.0 F x 101.0 F	808.00	S.F.	
		Lakewood Middle School	**Building Total**			**62,835 S.F.**

OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION
School Facilities and Organization
Old Capitol Building, PO BOX 47200
OLYMPIA WA 98504-7200
(360) 725-6265 TTY (360) 664-3631

FORM D-7
AREA ANALYSIS SUMMARY FORM

The D-7 Area Analysis Summary Form is used to summarize the gross square footage from the D-7 area analysis worksheets (WAC 392-343-019). Separate worksheets must be included for each type of construction and for additive or deductive alternates (including alternate bid number[s]). Alternates must also be separated by type of construction.

The D-7 Area Analysis Summary Form must also include 8 1/2" x 11" plan sheet(s) with area numbers and type of construction (new construction, modernization, nonmatchable) indicated.

If you have any questions regarding this form, please contact your regional coordinator.

PROJECT INFORMATION

Project Name: LAKEWOOD HIGH SCHOOL

School District: LAKEWOOD SCHOOL DISTRICT No. 306

A. NEW CONSTRUCTION: including new-in-lieu replacement

1. Base Bid Area: 154,212.92 sf (from Worksheet 2 of 5)
   Enter on line 1 of A on Form D-7 page 2
2. Alternate New Bids: 6,576.02 sf (from Worksheet 5 of 5)
   Enter on line 2 of A on Form D-7 page 2
3. Total New Construction: 160,788.94 sf
   Enter on line 3 of A on Form D-7 page 2

B. MODERNIZATION: of existing building areas

1. Base Bid Area: N/A sf (from Worksheet ___ of ___)
   Enter on line 1 of B on Form D-7 page 2
2. Modernization Alternates: N/A sf (from Worksheet ___ of ___)
   Enter on line 2 of B on Form D-7 page 2
3. Total Modernization: N/A sf
   Enter on line 3 of B on Form D-7 page 2

C. NONMATCHABLE CONSTRUCTION:

Alterations in ineligible buildings and/or areas, or noninstructional areas (WAC 392-343-019)

1. Base Bid Area: 682.56 sf (from Worksheet 3 of 5)
   Enter on line 1 of C on Form D-7 page 2
2. Alteration Alternates: 299.44 sf (from Worksheet 4 of 5)
   Enter on line 2 of C on Form D-7 page 2
3. Total Alteration Area 982 sf
   Enter on line 3 of C on Form D-7 page 2

1. Number of regular classroom teaching stations: 40

2. Number of specially designated teaching stations for students with disabilities: 2

Prepared by: Patrick Burnham

Date Prepared 12/16/2015

Architecture/Engineering Firm: McGranahan Architects

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FORM D-7
AREA ANALYSIS WORKSHEET

The purpose of the D-7 Area Analysis Worksheet is to identify areas of construction by project and bid type (WAC 392-343-019). List only one project type and bid type per worksheet.

PROJECT INFORMATION

Project Name: Lakewood HS

School District: Lakewood School District

PROJECT TYPE: (check one type only for each worksheet)

A. New Construction: [x] **(Including new-in-lieu replacement)** **B. Modernization:** [ ] **C. Nonmatchable Construction:** [ ]

BID TYPE: (check one type only for each worksheet)

1. Base Bid: [x] **2. Alternate Bid:** [ ]

Area No.	Area Name (Classrooms, Gym, Bldg. Numbers, etc.)	Dimensions (feet/decimal feet) (Length)	(Width)	Area Factor Full	One-half	Area Square Feet
101	CLASSROOM	73.66	33.67	1		2,480.13
102	CLASSROOM	38.66	31.33	1		1,211.22
103	CIRCULATION	19.67	8.50	1		167.20
104	CLASSROOM	98.00	31.33	1		3,070.34
105	LAB-CIRC-SUPPORT	130.33	37.00	1		4,822.21
106	CIRCULATION	8.75	17.01	1		148.84
107	ATHLETICS-MECH	79.59	21.00	1		1,671.39
108	CIRC-ATHLETICS	15.42	47.33	1		729.83
109	ATHLETICS	45.92	52.00	1		2,387.84
110	CLASS-CIRC	328.08	41.67	1		13,671.09
111	CLASS-SUPPORT-CIRC	182.74	57.30	1		10,471.00
112	ATHLETICS	208.92	98.67	1		20,614.14
113	CIRCULATION	187.92	12.00	1		2,255.04
114	CLASSROOM	12.00	38.67	1		464.04
115	CLASSROOM	95.97	68.67	1		6,590.26
116	CLASSROOM	25.97	8.00	1		207.76
117	CLASSROOM	60.69	73.33	1		4,450.40
118	CIRCULATION	7.33	56.00	1		410.48
119	CIRCULATION	27.92	20.67	1		577.11
120	CIRCULATION	47.98	49.34	1		2,367.33
121	CIRC-ADMIN	125.44	99.25	1		12,449.92
122	CIRCULATION	2.98	16.67	1		49.68

A/E Firm: **MCGRANAHAN ARCHITECTS** Prepared By: PATRICK BURNHAM

123	STORAGE	10.00	7.61	1		76.10
124	ADMIN	48.00	12.97	1		622.56
125	CLASS-ADMIN-CIRC	155.33	5.67	1		880.72
126	CLASS-ADMIN-CIRC	249.01	52.42	1		13,053.10
127	CLASSROOM	4.33	31.44	1		136.14
128	CLASS-STORAGE	16.99	10.75	1		182.64
129	CLASS-CIRC	172.01	20.64	1		3,550.29
130	CLASS-CIRC	71.33	8.46	1		603.45
131	CLASSROOM	51.71	25.16	1		1,301.02

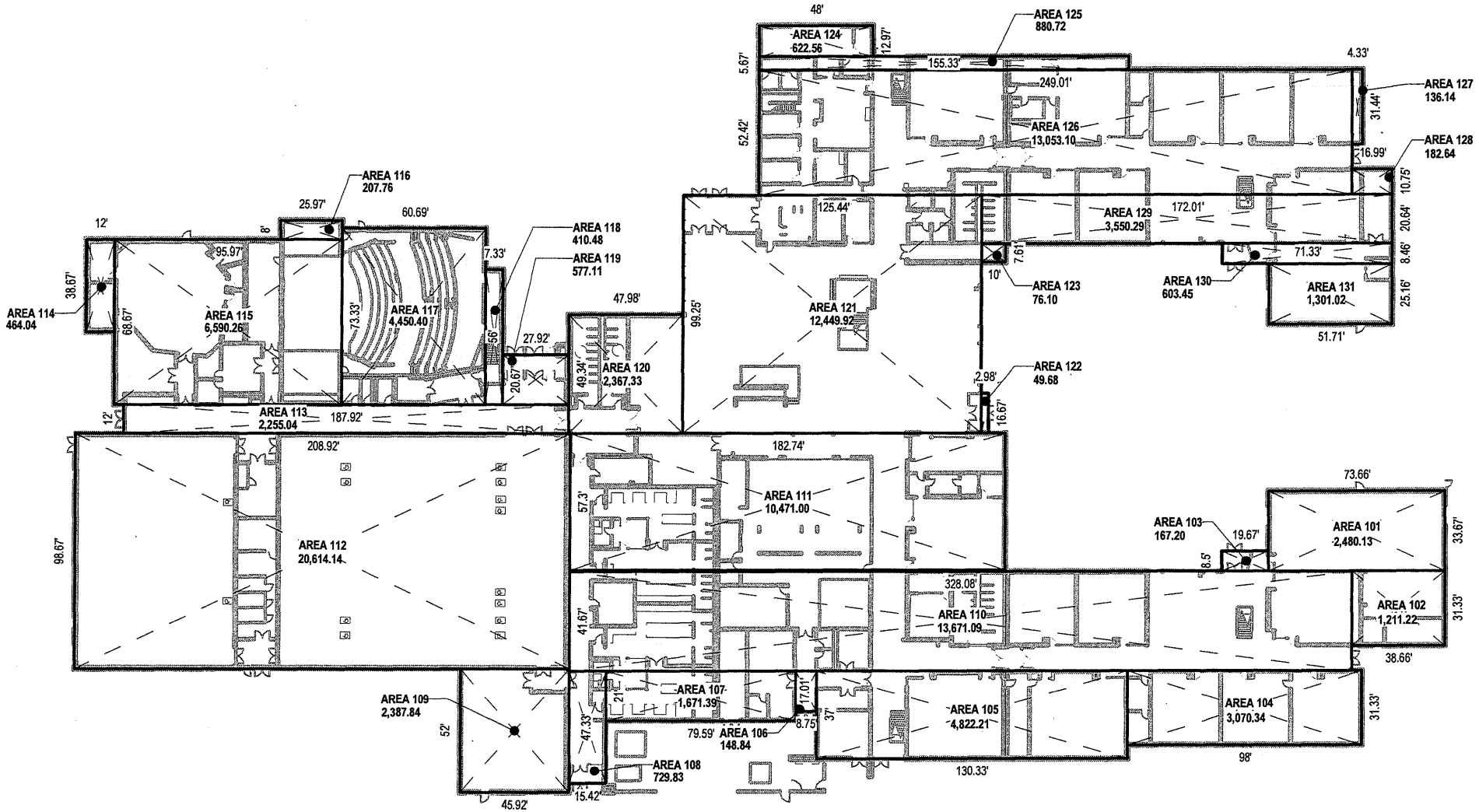
SUBTOTAL LEVEL 1: 111,673.26

201	CLASSROOM	98.00	31.33	1		3,070.34
202	CIRCULATION	49.75	11.00	1		547.25
203	CIRCULATION	7.58	9.89	1		74.97
204	CIRCULATION	12.67	8.50	1		107.70
205	CLASS-CIRC	185.42	41.67	1		7,726.45
206	CLASS-CIRC	141.00	37.00	1		5,217.00
207	CIRCULATION	17.17	7.29	1		125.17
208	CLASS-CIRC	89.66	58.00	1		5,200.28
209	CIRCULATION	29.75	25.07	1		745.83
210	CIRCULATION	16.42	36.94	1		606.55
211	CIRCULATION	29.75	16.66	1		495.64
212	CLASS-ADMIN-CIRC	155.33	78.67	1		12,219.81
213	ADMIN	48.00	13.00	1		624.00
214	CIRCULATION	16.52	7.73	1		127.70
215	CLASS-CIRC	44.43	73.00	1		3,243.39
216	CLASSROOM	53.58	31.35	1		1,679.73
217	CIRCULATION	49.74	10.97	1		545.65
218	CIRCULATION	7.58	9.83	1		74.51
219	CIRCULATION	12.67	8.50	1		107.70

SUBTOTAL LEVEL 2: 42,539.66

Date: December 16, 2015 | Circle: Project Type: **A** B C Bid Type: **1** 2 | Total 154,212.92

A/E Firm: **MCGRANAHAN ARCHITECTS** Prepared By: PATRICK BURNHAM



LEVEL 1 - MAIN BUILDING
AREA ANALYSIS

LEVEL 1: 111,673.26 SF
TICKETBOOTH: 682.56 SF
LEVEL 2: 42,539.66 SF
TOTAL: 111,673.26 SF + 682.56 + 42,539.66 SF = **154,895.48 SF**

LAKEWOOD HIGH SCHOOL 1227.500

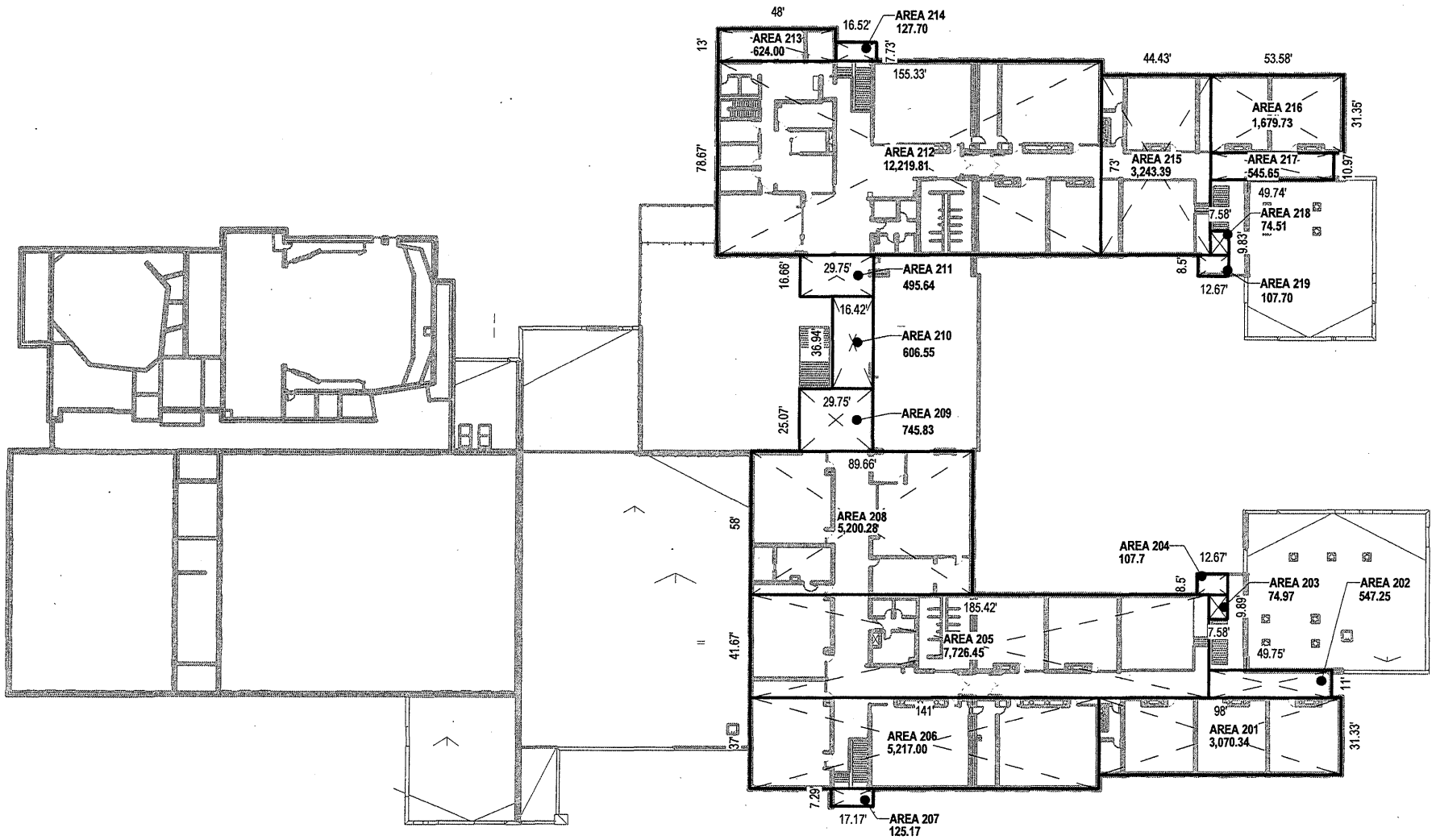
McGRANAHAN architects

253 F 383 3097
253 T 383 3084

TITLE: LEVEL 1 - MAIN BUILDING - AREA ANALYSIS - NEW CONSTRUCTION - BASE BID
REFERENCE:
SCALE: 1" = 60'-0"
ISSUED FOR:
DATE: 01/11/16

D7-1

REVISED:
DRAWN BY: PB



LEVEL 2 - MAIN BUILDING
AREA ANALYSIS

LEVEL 1: 111,673.26 SF
TICKETBOOTH: 682.56 SF
LEVEL 2: 42,539.66 SF
TOTAL: 111,673.26 SF + 682.56 + 42,539.66 SF = **154,895.48 SF**

LAKEWOOD HIGH SCHOOL

1227.500

McGRANAHAN architects

253 F 383 3097
253 T 383 3084

TITLE: LEVEL 2 - MAIN BUILDING - AREA ANALYSIS - NEW CONSTRUCTION - BASE BID
REFERENCE:
SCALE: 1" = 60'-0"
ISSUED FOR:
DATE: 01/11/16

D7-2

REVISED:
DRAWN BY: PB

McGRANAHAN architects