

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: April 1, 2014

SUBJECT: **Approval of Resolution Supporting the Lake Washington School District's Proposition No. 1, General Obligation Bonds**

I. RECOMMENDED ACTION

Approve the attached resolution, pursuant to information presented by the Lake Washington School District on September 24, 2013, and October 1, 2013, and prior Council action (November 5, 2013).

II. DEPARTMENT CONTACTS

Jane Christenson, Deputy City Administrator

425-556-2107

III. DESCRIPTION

On November 5, 2013, the City Council approved resolutions supporting the Lake Washington School District's levies, including the District's proposed replacement of existing educational programs and operations levy (Proposition No. 1), replacement of existing capital projects levies (Proposition No. 2), and general obligation bonds (Proposition No. 3), which appeared on the February 11, 2014, special election ballot.

When Proposition 3 did not pass in February (receiving nearly 58% approval, just short of the 60% needed for the measure to pass), the Lake Washington School District subsequently revised the measure from \$755 million to \$404 million. The Board of Directors took action on March 3, 2014, to again place the measure on the April 22, 2014, special election ballot for the voters' consideration.

Bond information prepared by the District is attached. The City Council has expressed its desire for the bond and levy proposal details to be included in approval of this action so that the residents of the City of Redmond have clear expectations of where and how this funding will be utilized.

IV. FISCAL IMPACT

The fiscal impact to taxpayers is detailed by the District in the attached materials. If this measure passes, the increase to the average household (based on an average assessed value of a \$495,000 home in the district) is estimated to be approximately \$124 per year.

V. TIME CONSIDERATION

The District has requested the Council's action as a follow-up of Dr. Traci Pierce's presentations to Council held on September 24, 2013, and October 1, 2013, and in advance of the special election on April 22, 2014.

VI. ATTACHMENTS

- Attachment A: Resolution of Support of Lake Washington School District's Proposition
- Attachment B: Lake Washington School District Resolution No. 2178 – General Obligation Bonds
- Attachment C: Overview of April 2014 Bond Measure
- Attachment D: April 2014 Bond Proposal Detail

Approved for Council Agenda: _____ Date _____
John Marchione, Mayor

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, SUPPORTING LAKE WASHINGTON SCHOOL DISTRICT NO. 414, RESOLUTION NO. 2178, PROVIDING FOR THE FORM OF A BALLOT PROPOSITION AND SPECIFYING CERTAIN OTHER DETAILS CONCERNING SUBMISSION OF A PROPOSITION TO THE QUALIFIED ELECTORS OF THE DISTRICT AT A SPECIAL ELECTION TO BE HELD THEREIN ON APRIL 22, 2014. THIS PROPOSITION AUTHORIZES THE CONSTRUCTION AND EQUIPPING OF NEW SCHOOLS (THREE ELEMENTARY, ONE MIDDLE, AND ONE SCIENCE TECHNOLOGY ENGINEERING AND MATH FOCUSED SECONDARY SCHOOL); THE REBUILDING OF JUANITA HIGH SCHOOL; AN ADDITION TO LAKE WASHINGTON HIGH SCHOOL; AND OTHER CAPITAL IMPROVEMENTS, TO ISSUE \$404,000,000 OF GENERAL OBLIGATION BONDS MATURING WITHIN A MAXIMUM OF 20 YEARS, AND TO LEVY EXCESS PROPERTY TAXES ANNUALLY TO REPAY THE BONDS, AS PROVIDED IN LAKE WASHINGTON SCHOOL DISTRICT NO. 414 RESOLUTION NO. 2178; PROPOSITION NO. 1

WHEREAS, Lake Washington School District provides a high quality public school education to students who live in the City of Redmond, and quality schools are a critical resource for local communities and employers; and

WHEREAS, Lake Washington School District's enrollment projections call for continued increases in enrollment in student population, resulting in the need to accommodate and plan for this growth; and

WHEREAS, on March 3, 2014, the Board of Directors of Lake Washington School District No. 414, adopted Resolution No. 2178, calling for a special election on April 22, 2014, for the question of providing funds for the renovation, upgrade, and new construction of school facilities, and authorizing the Deputy Superintendent and/or Director, Business Services to submit a request for eligibility for the Washington State School District Credit Enhancement Program; and

WHEREAS, the Redmond City Council has complied with RCW 42.17A.555 to ensure that: (1) any required notice of the meeting included the title and number of the ballot proposition, and (2) members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view in the consideration of this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES that they endorse Proposition No. 1, of Lake Washington School District No. 414, to be placed before the electorate at a special election to be held April 22, 2014.

ADOPTED by the Redmond City Council this _____ day of _____
_____, 2014.

APPROVED:

MAYOR, JOHN MARCHIONE

ATTEST/AUTHENTICATED:

MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO:

LAKE WASHINGTON SCHOOL DISTRICT NO. 414
KING COUNTY, WASHINGTON

GENERAL OBLIGATION BONDS

RESOLUTION NO. 2178

A RESOLUTION of the Board of Directors of Lake Washington School District No. 414, King County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the district at a special election to be held therein on April 22, 2014, of a proposition for the issuance of its general obligation bonds in the aggregate principal amount of \$404,000,000, or so much thereof as may be issued under the laws governing the indebtedness of school districts for the purpose of providing funds for the renovation, upgrade and new construction of school facilities, and authorizing the Deputy Superintendent and/or Director, Business Services to submit a request for eligibility for the Washington State School District Credit Enhancement Program.

ADOPTED MARCH 3, 2014

PREPARED BY:

K&L GATES LLP
Seattle, Washington

LAKE WASHINGTON SCHOOL DISTRICT NO. 414
RESOLUTION NO. 2178

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* This table of contents and the cover page are not a part of this resolution; they are included for convenience of the reader only.

RESOLUTION NO. 2178

A RESOLUTION of the Board of Directors of Lake Washington School District No. 414, King County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the district at a special election to be held therein on April 22, 2014, of a proposition for the issuance of its general obligation bonds in the aggregate principal amount of \$404,000,000, or so much thereof as may be issued under the laws governing the indebtedness of school districts for the purpose of providing funds for the renovation, upgrade and new construction of school facilities, and authorizing the Deputy Superintendent and/or Director, Business Services to submit a request for eligibility for the Washington State School District Credit Enhancement Program.

WHEREAS, improved facilities are needed in Lake Washington School District No. 414, King County, Washington (the "District") in order to provide the students of the District with safe, adequate and efficient educational facilities; and

WHEREAS, in order to provide all or a part of the funds to enable the District to undertake renovations and upgrades to extend the life of the District's existing facilities, including elementary, middle and high school buildings, it is deemed necessary and advisable that the District issue and sell its unlimited tax general obligation bonds to provide funds for such purposes; and

WHEREAS, the Constitution and laws of the State of Washington provide that the question of whether or not such bonds may be issued and sold for such purposes must be submitted to the qualified electors of the District for their ratification or rejection; and

WHEREAS, in RCW ch. 39.98 (the "Credit Enhancement Act"), the State Legislature established a credit enhancement program (the "Program") for voter-approved school district general obligation bonds; and

WHEREAS, Section 39.98.040 of the Credit Enhancement Act authorizes the state treasurer to make a determination that a school district is eligible for participation in the Program if the state treasurer determines that the District is eligible under rules adopted by the state finance committee; and

WHEREAS, the District may elect to participate in the Program upon an administrative determination that it is cost-effective;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LAKE WASHINGTON SCHOOL DISTRICT NO. 414, KING COUNTY, WASHINGTON, as follows:

Section 1. Findings. This Board of Directors (the “Board”) hereby finds and declares that the best interest of the students and other inhabitants of the District require the District to carry out the plans hereinafter provided at the time or times and in the order deemed most necessary and advisable by the Board.

Section 2. Capital Improvements. The District shall make the following capital improvements (the “Improvements”):

- Acquire, construct and equip three new elementary schools;
- Acquire, construct and equip a new middle school or equivalent space;
- Acquire, construct and equip a West Side STEM (science, technology and mathematics) focused school;
- Construct and equip an addition to Lake Washington High School;
- Rebuild (including equipping) Juanita High School; and
- Capital planning for future capital projects.

In connection with the foregoing Improvements, the District may also acquire sites as needed in order to accomplish the Improvements and the cost of acquisition shall be considered part of the Improvements. The cost of all necessary planning, architectural, engineering, and other consulting services, inspection and testing, administrative and relocation expenses, demolition, site work, on and off-site utilities, related improvements, including but not limited to parking, driveways, entry ways, landscaping and related athletic facilities and other costs incurred in connection with the making of the foregoing capital improvements shall be deemed a part of the costs of the Improvements. Such Improvements shall include all necessary furniture, equipment and appurtenances.

If available funds are sufficient from the proceeds of Bonds authorized for the above purposes, the District may use such funds to acquire sites for facilities of the District or to pay the principal of or interest on the Bonds, In the alternative, if available funds are sufficient from the proceeds of Bonds authorized for the above purposes and/or state and local circumstances require, the District may use such funds to acquire, construct, equip, modernize and make other capital improvements to the facilities of the District, all as the Board of Directors may determine, after holding a public hearing thereon pursuant to RCW 28A.530.020.

The District shall determine the application of available moneys as between the various Improvements set forth above so as to accomplish, as nearly as may be, all of the Improvements described or provided for in this section. The District shall determine the exact extent and specifications for construction of structures or other improvements.

If the Board shall determine that it has become impractical to accomplish any of such Improvements or portions thereof by reason of state or local circumstances, including changed conditions, incompatible development or costs substantially in excess of those estimated, the

District shall not be required to accomplish such Improvements and may apply the Bond proceeds or any portion thereof to other portions of the Improvements, to other capital improvements, or to payment of principal of or interest on the Bonds, as the Board may determine after holding a public hearing thereon pursuant to RCW 28A.530.020.

In the event that the proceeds of sale of the Bonds, plus any other moneys of the District legally available, are insufficient to accomplish all of the Improvements provided by this section, the District shall use the available funds for paying the cost of those Improvements for which the Bonds were approved deemed by the Board most necessary and in the best interest of the District.

The District does not anticipate receiving funds from the State of Washington pursuant to Chapter 28A.525 RCW.

Section 3. Authorization of Bonds. For the purpose of providing all or a part of the funds necessary to pay the cost of the Improvements, together with incidental costs and costs related to the sale and issuance of the bonds, the District shall issue and sell its unlimited tax general obligation bonds in the principal amount of not to exceed \$404,000,000. The balance of the cost of the Improvements shall be paid out of any money which the District now has or may later have on hand which are legally available for such purposes. None of said bond proceeds shall be used for the replacement of equipment or for any other than a capital purpose. Such bonds shall be issued in an amount not exceeding the amount approved by the qualified electors of the District as required by the Constitution and laws of the State of Washington or exceeding the amount permitted by the Constitution and laws of the State of Washington.

Section 4. Details of Bonds. The bonds provided for in Section 3 hereof shall be sold in such amounts and at such time or times as deemed necessary and advisable by this Board and

as permitted by law, shall bear interest at a rate or rates not to exceed the maximum rate permitted by law at the time the bonds are sold, and shall mature in such amounts and at such times within a maximum term of twenty (20) years from date of issue, but may mature at an earlier date or dates, as authorized by this Board and as provided by law. Said bonds shall be general obligations of the District and, unless paid from other sources, both principal thereof and interest thereon (including original issue discount) shall be payable out of annual tax levies to be made upon all the taxable property within the District without limitation as to rate or amount and in excess of any constitutional or statutory tax limitations. The exact date, form, terms and maturities of said bonds shall be as hereafter fixed by resolution of the Board. After voter approval of the bond proposition and in anticipation of the issuance of such bonds, the District may issue short term obligations as authorized and provided by Chapter 39.50 RCW.

Section 5. Election. It is hereby found and declared that the best interests of the District requires the submission to the qualified electors of the District of the proposition of whether the District shall issue the Bonds at a special election to be held on April 22, 2014. King County Elections, as *ex officio* supervisor of elections, is hereby requested also to call and conduct the special election to be held within the District and to submit to the qualified electors of the District the proposition set forth below. The Secretary of the Board is hereby authorized and directed to certify the proposition to said officials in the following form:

PROPOSITION NO. 1
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

GENERAL OBLIGATION BONDS - \$404,000,000

The Board of Directors of Lake Washington School District No. 414 adopted Resolution No. 2178 concerning this proposition for bonds. This proposition authorizes the construction and equipping of new schools (three elementary, one middle, and one Science Technology Engineering and Math focused secondary school); the rebuilding of Juanita High School; an addition to Lake Washington High School; and other capital improvements, to issue \$404,000,000 of general obligation bonds maturing within a maximum of 20 years, and to levy excess property taxes annually to repay the bonds, as provided in Resolution No. 2178. Should this proposition be:

APPROVED?.....

REJECTED?

The Secretary of the Board of Directors is hereby authorized to deliver a certified copy of this resolution to King County Elections.

Section 6. Voters' Pamphlet. Pursuant to authority granted by RCW 29A.32.220, the Board of Directors hereby authorizes the District's participation in the local voters' pamphlet for the April 22, 2014 election and requests that King County Elections prepare and publish a voters' pamphlet for this proposition. The District understands and agrees that it will be required to pay its proportionate share of the expenses of the voters' pamphlet.

Section 7. Request for Eligibility for the Credit Enhancement Program. In preparation for the issuance and sale of the Bonds after approval by the voters, the Board of Directors hereby requests that the State Treasurer issue a certificate of eligibility in favor of the District for participation by the District in the Program with respect to the Bonds. The Deputy Superintendent and/or Director, Business Services is hereby authorized (following voter approval) to submit such applications, resolutions and certifications as shall be required by the State Treasurer in reviewing the District's request for participation.

Section 8. Severability. In the event that any provision of this resolution shall be held to be invalid, such invalidity shall not affect or invalidate any other provision of this resolution or the Bonds, but they shall be construed and enforced as if such invalid provision had not been contained herein; provided, however, that any provision which shall for any reason be held by reason of its extent to be invalid shall be deemed to be in effect to the extent permitted by law.

Section 9. Effective Date. This resolution shall become effective immediately upon its adoption.

ADOPTED by the Board of Directors of Lake Washington School District No. 414, King County, Washington, at a regular meeting held this 3rd day of March, 2014.

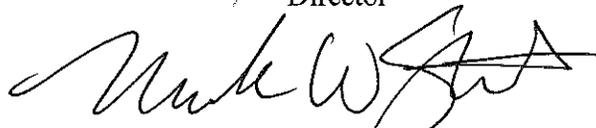
LAKE WASHINGTON SCHOOL DISTRICT
NO. 414, KING COUNTY, WASHINGTON



President and Director



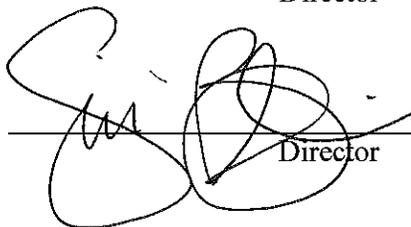
Director



Director



Director



Director

ATTEST:



Secretary of the Board of Directors

CERTIFICATE

I, the undersigned, Secretary of the Board of Directors of Lake Washington School District No. 414, King County, Washington (the "District"), and keeper of the records of the Board of Directors (the "Board"), DO HEREBY CERTIFY:

1. That the attached resolution is a true and correct copy of Resolution No. 2178 of the Board (herein called the "Resolution"), duly adopted at a regular meeting thereof held on the 3rd day of March, 2014.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of said Resolution; that all other requirements and proceedings incident to the proper adoption of said Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of March, 2014.


Secretary of the Board of Directors

OFFICIAL BALLOT

LAKE WASHINGTON SCHOOL DISTRICT NO. 414
KING COUNTY, WASHINGTON

April 22, 2014

INSTRUCTIONS TO VOTERS: To vote in favor of the following proposition, place a cross (X) in the square opposite the word "APPROVED"; to vote against the following proposition, place a cross (X) in the square opposite the word "REJECTED."

PROPOSITION NO. 1
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

GENERAL OBLIGATION BONDS - \$404,000,000

The Board of Directors of Lake Washington School District No. 414 adopted Resolution No. 2178 concerning this proposition for bonds. This proposition authorizes the construction and equipping of new schools (three elementary, one middle, and one Science Technology Engineering and Math focused secondary school); the rebuilding of Juanita High School; an addition to Lake Washington High School; and other capital improvements, to issue \$404,000,000 of general obligation bonds maturing within a maximum of 20 years, and to levy excess property taxes annually to repay the bonds, as provided in Resolution No. 2178. Should this proposition be:

APPROVED?.....

REJECTED?.....

NOTICE OF SPECIAL ELECTION

LAKE WASHINGTON SCHOOL DISTRICT NO. 414
KING COUNTY, WASHINGTON

April 22, 2014

NOTICE IS HEREBY GIVEN that on Tuesday, April 22, 2014, a special election will be held in the above-named school district for the submission to the qualified electors of said School district of the following proposition:

PROPOSITION NO. 1
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

GENERAL OBLIGATION BONDS - \$404,000,000

The Board of Directors of Lake Washington School District No. 414 adopted Resolution No. 2178 concerning this proposition for bonds. This proposition authorizes the construction and equipping of new schools (three elementary, one middle, and one Science Technology Engineering and Math focused secondary school); the rebuilding of Juanita High School; an addition to Lake Washington High School; and other capital improvements, to issue \$404,000,000 of general obligation bonds maturing within a maximum of 20 years, and to levy excess property taxes annually to repay the bonds, as provided in Resolution No. 2178. Should this proposition be:

APPROVED?.....

REJECTED?.....

King County Elections

Lake Washington School District Bond Measure – April 22, 2014

Quick Facts

The Lake Washington School Board has approved a resolution authorizing King County to place a Bond measure on the April, 2014, ballot.

Proposition 1: \$404 Million Bond Measure

New Schools

The bond measure provides for the construction of new schools to reduce overcrowding and accommodate the continued growth in student population.

- ⇒ Three new elementary schools. One in the City of Redmond, one in Redmond Ridge and one in Kirkland.
- ⇒ One new middle school in the Redmond area; site acquisition is in process.

Projects at Existing School Sites

The measure also includes projects at existing schools, including Juanita High School, which will be rebuilt due to its age and condition. The Juanita High School campus will also be the location of a new Science, Technology, Engineering and Math high school. Also included is the construction of additional classrooms at Lake Washington High School. These projects will provide needed additional space at the high school level.

- ⇒ Rebuilding of Juanita High School, with more permanent classrooms
- ⇒ A Science, Technology, Engineering & Math focused high school on the Juanita High School campus
- ⇒ An addition at Lake Washington High School

Details for these projects including a description for each project, schedule, location, size and costs are included on the attached chart.

Planning Process

These projects will provide housing for the more than 4000 students expected by 2021-22, eight years from now. The projected enrollment is based on district projections that are developed using a three part strategy, including:

- Tracking King County Birth trends to determine how many kindergarteners to expect each year based on births five years prior;
- Analyzing the trends of the number of students moving from one grade compared to their cohort class in the next year; and,

- Tracking developments based on City and County permit applications. Each developer is called annually to find out their building and sales plans. The number of students expected from homes planned to be built is based on tracking the number of students that have come from new developments in the past five years.

The district's enrollment projections have a high degree of accuracy. Since 2000, 85% of projections have been + or - 2% with 15% of projections within 3%.

In addition to the projected growth in student enrollment numbers, more space is also needed for the state funding for all day kindergarten, which is scheduled to be phased in by 2018.

All projects would be completed based on the educational specification that outlines what is to be included in each school. The education specification is a guideline allowing each building to be unique but to have similar attributes such as shared instructional areas, day lighting, and energy efficient systems.

Costs of Proposed Measure

This bond measure would raise \$404 million to invest in building new schools needed to accommodate growth and to replace and expand existing schools, costing an additional 25 cents per thousand dollars of a home's assessed value. The increase for a home of average value (\$500,000*) in Lake Washington School District would be \$125 per year, or \$10.42 per month. It would increase the amount paid by taxpayers toward debt service for past bonds and the six-year capital projects levy passed in 2011 from \$1.31 per thousand to \$1.56 per thousand.

*Approximate assessed value of the average home in Lake Washington School District per King County in 2014.

Process to Establish Measure

The district conducted a thorough process to establish the amounts to include on the ballot measures. The district completed a comprehensive review to current and projected enrollment and capacity of current buildings to house anticipated student enrollment. The district developed options, representing differing levels of capital investment along with associated costs, and tax rate implications. These options were presented to the community for input at four in-person meetings and an online survey. A bond and levy advisory committee reviewed the input and developed a set of recommendations to the School Board. The School Board used all of the input and recommendations gathered in making their final decision to establish the amounts for three measures which were placed on the February 11, 2014, ballot. Two of the three measures passed, with the Bond Measure falling two percent short of reaching the required 60% to pass.

The district conducted a subsequent random sample survey to gather perspectives on the bond measure. Based on the input and timelines, the board elected to place a modified measure on the April 22, 2014 ballot. The new measure includes the projects needed in the first four years of the original

eight year timeline. The district anticipates a second measure in 2018 to address the additional needs over the remaining four years.

Frequently Asked Questions about the April 2014 Bond Measure

Who will the proposed bond measure affect?

The short answer is: everyone! With 4,000 more students expected over the next eight years, there won't be room for them all without new schools. New students would have to be housed in existing schools. That would mean reducing current programs and services or modifying schedules.

What is included in the proposed bond measure?

The new measure includes just the first phase of the original bond plan. That doesn't mean that the other projects aren't needed, it just means we are asking our community to fund part of the cost at this time. The remaining projects are planned for a future bond in 2018. Passage of both of these measures would mean all the same projects could still be done over the original eight-year timeline.

Why these projects?

These projects are needed to address our urgent need to house students:

- **New schools** are needed to house students
- **Juanita High School** is aging and has a substandard layout. Including JHS also allows a new **STEM school** to be placed on that campus. That will provide greater access to this program for students on the west side of the district and will provide needed space
- An addition to the recently built **Lake Washington High School** is also included, to provide more needed high school space. That school was planned, designed and built as a three-grade high school before the change to the current grades 9-12 configuration. Changing to a 9-12 system allowed us to use available space at high schools and prevented the need to add three elementary schools in addition to those in this measure. The school was designed with a future expansion in mind.

When will the measure be considered?

The measure will be on the April 22, 2014, ballot. On April 2, King County will mail the ballots to registered voters. By running a measure in April, the original project timelines can be maintained. Waiting until a later election date would mean delaying project completion dates by at least one year. This change would mean increased overcrowding in many schools for the upcoming 2014-15 school year.

Lake Washington School District April 22, 2014, Bond Proposal Detail

Bond Component	Project Description	Project Completion Date	Location	Total Capacity	Cost \$ in millions*	Square footage
Redmond Ridge Elementary School	New school to address overcrowding at elementary schools in the Redmond Learning Community.	2016	Redmond Ridge East	550 Grades K-5	\$34	68,693
North Redmond Elementary School	New school to address overcrowding at elementary schools in the Redmond Learning Community.	2016	172 nd NE and NE 122nd	550 Grades K-5	\$33	68,693
Kirkland Area Elementary	New school to address overcrowding at elementary schools in the Lake Washington Learning Community.	2016	Site selection/ Acquisition in process	550 Grades K-5	\$33	68,693
Redmond Learning Community Middle School	New school to address overcrowding at middle schools in the Redmond Learning Community.	2017	Site selection/ Acquisition in process	900 Grades 6-8	\$64	133,509
Science, Technology, Engineering & Math focused grades 9-12 school	New school would provide space for an additional 600 high school students, helping to keep high school enrollments below 2000. School would increase access to Science, Technology, Engineering & Math focused school on the east and west sides of the district.	2019	Juanita High School	600 Grades 9-12	\$35	66,000
Juanita High School Rebuild	Rebuilding of Juanita High School, built in 1971. Current permanent capacity is 1100.	2019	Juanita High School	1400 Grades 9-12	\$135	242,933
Lake Washington High School Additional Classrooms	Additional classrooms to accommodate projected student enrollment increase.	2016	Lake Washington High School, Kirkland	Additional 500 Grades 9-12	\$28	57,000
Construction Inflation/Contingency	Provide for construction inflation at 3% per year to bid year, land purchases and contingencies.				\$42	
TOTAL					\$404	

*Project costs are based on dollar estimates as of 2013. Anticipated construction inflation at 3% per year to bid year is included in Construction Inflation and Program Contingency.