



DRAFT

**ELEMENTARY SCHOOL
ORDER OF MAGNITUDE ESTIMATE
March 28, 2013**

**CEDAR PARK ELEMENTARY (INTERIM FACILITY)
Minor Renovate Existing School
No Students On Site
FALL 2015 OPEN**

MACC I

Minor Renovate Existing School (Landmarked (Per Meng Contract-Includes Seismic)	32677 SF	137.71	\$ 4,500,000
Prem Sustainability Above WSSP			TBD

Total Construction/MACC - March 2013			\$ 4,500,000
Escalation to @ 3% yr = 6%			\$ 270,000
Total Construction/MACC I-			\$ 4,770,000
Project Development/Soft Costs @ 51.75%			\$ 2,468,475
Premium Landmark Design/Review			\$ 50,000
Total Project Cost			\$ 7,238,475

MACC II

Technology Infrastructure	1 LS	300000	\$ 300,000
Outdoor Covered Area Upgrade	3500 SF	45	\$ 157,500
Asbestos/Lead Abatement (Except VAT Removal included in Meng Budget)	32677 SF	3.15	\$ 102,933

Total Construction/MACC II- March 2013			\$ 560,433
Escalation to @ 3% yr = 6%			\$ 33,626
Total Construction/MACC -			\$ 594,059
Project Development/Soft Costs @ 51.75%			\$ 307,425
Premium Landmark Design/Review			\$ 50,000
Total Project Cost			\$ 901,484

Building cost includes selective demolitions
Refer to the Notes/Assumptions page for Exclusions, Project Development (Soft Cost) Cost detail and Sustainability Premiums.

EXCLUSIONS:

- Portables - Buy/Set/Skirt/Ramp/Pier Foundations and Site Paving
- Site Development - Parking Upgrades
- Storm Detention/Water Quality Upgrades
- Street Frontage Improvements
- Furnishings/Equipment & Curriculum Materials

**HARTHORNE
HAGEN
ARCHITECTS**

1725 8th Avenue North
Seattle, Washington 98109
206-285-3558 FAX
206-285-3555

DRAFT

September 19, 2012

Seattle Public Schools
John Stanford Center for Educational Excellence
2445 Third Avenue South
Seattle, WA 98134
Attn: Joe Wolf
K-12 Planning Coordinator

Facilities Planning Study

Cedar Park School

Substantial Alteration, Landmark Building, Additional 7 Portable Classrooms

Dear Mr. Wolf,

At the request of Seattle Public Schools, Harthorne Hagen Architects has conducted a facility planning study for the Cedar Park School campus, to determine the feasibility of Cedar Park serving as an Interim School and adding 7 portable classrooms. It is understood the projected enrollment is 400 elementary students, Cedar Park has been designated as a Landmark Building, and renovations will necessitate a substantial alteration. We are pleased to present the following findings:

- 1) The addition of 7 portable classrooms is feasible, lot coverage is approximately 21.3%, however the portables will displace some playground and playfields and may require additional foundations to accommodate existing topography,
- 2) Cedar Park is within a Salmon Watershed area, storm water mitigation costs are likely,
- 3) Landmark designation will affect overall project cost and schedule – including design, permitting, and construction,
- 4) Substantial alteration will affect overall project cost and schedule – required improvements include seismic, fire sprinklers, fire alarm,
- 5) Existing support spaces (administration, gymnasium, dining/auditorium) do not meet School District standards. As an interim site this may be adequate for short terms,
- 6) The existing school does not include a library. An additional portable classroom is recommended to be used as a library,
- 7) Existing toilet rooms need renovations to increase the number of required lavatories and to provide ADA toilet stalls,
- 8) There is limited on-site parking. 36 parking stalls are required but cannot all be accommodated on site. Additional parking needs will need to be accommodated through on-street parking, this will need to be reviewed by the City,
- 9) There is no on-site drop-off or bus loading areas, these functions will need to be accommodated along NE 135th St and 39th Ave NE. It is recommended that school needs and traffic impacts be analyzed,
- 10) The existing playground is small, but in fair condition,
- 11) Street improvements anticipated along 37th Ave NE, 39th Ave NE, and NE 137th Street for sidewalks and bus loading needs.
- 12) No interim site is needed, the building is not currently used by the School District.

Conclusion – Implementation is feasible.

HARTHORNE HAGEN ARCHITECTS
Paul Dorn AIA

September 19, 2012

BEX IV Options Charrette

Site Name – Cedar Park School

Improvements – Substantial Alteration, Landmark Building, Add 7 Portable Classrooms

Cost Estimate – estimated cost to be provided by School District.

Estimated Schedule – estimated school opening to be provided by School District.

Constraints

Zoning – SF 7200; Setbacks – 10 ft along streets, 20 ft abutting residential lots; Height Limit - 35 ft + mech/parapets (15ft more); Lot Coverage - 45% for single story buildings.

Sensitive Lands, etc. – Salmon watershed zone (affects storm water costs)

Topography/Soils – Site steps to the west with playfields on the west half of the lot, nothing unusual known about soils.

Size & Geometry – The site is 4.38 acres. Good access from NE 135th St (north) & 37th Ave NE (west). Limited existing on-site parking. Additional portable classrooms will affect playfields. Assume bus loading along NE 135th St.

Phasing/Interim Site – No interim site needed, current building is leased.

Landmarks – Existing building has been designated a Landmark Building, both exterior and interior.

On street development- likely required for sidewalks along 37th Ave NE, NE 135th St, and 39th Ave NE and bus loading anticipated along NE 135th St.

Conclusion/Recommendation – Implementation is feasible.

37TH AVE NE

NE 137TH STREET

PLAYGROUND

PORTABLES
1 2

PORTABLES
3 4

PORTABLES
5 6

PORTABLES
7 LIBRARY

COVERED
PLAY

GYM

DINING
AUDITORIUM

C C C C B G

K C C C C C C ADMIN

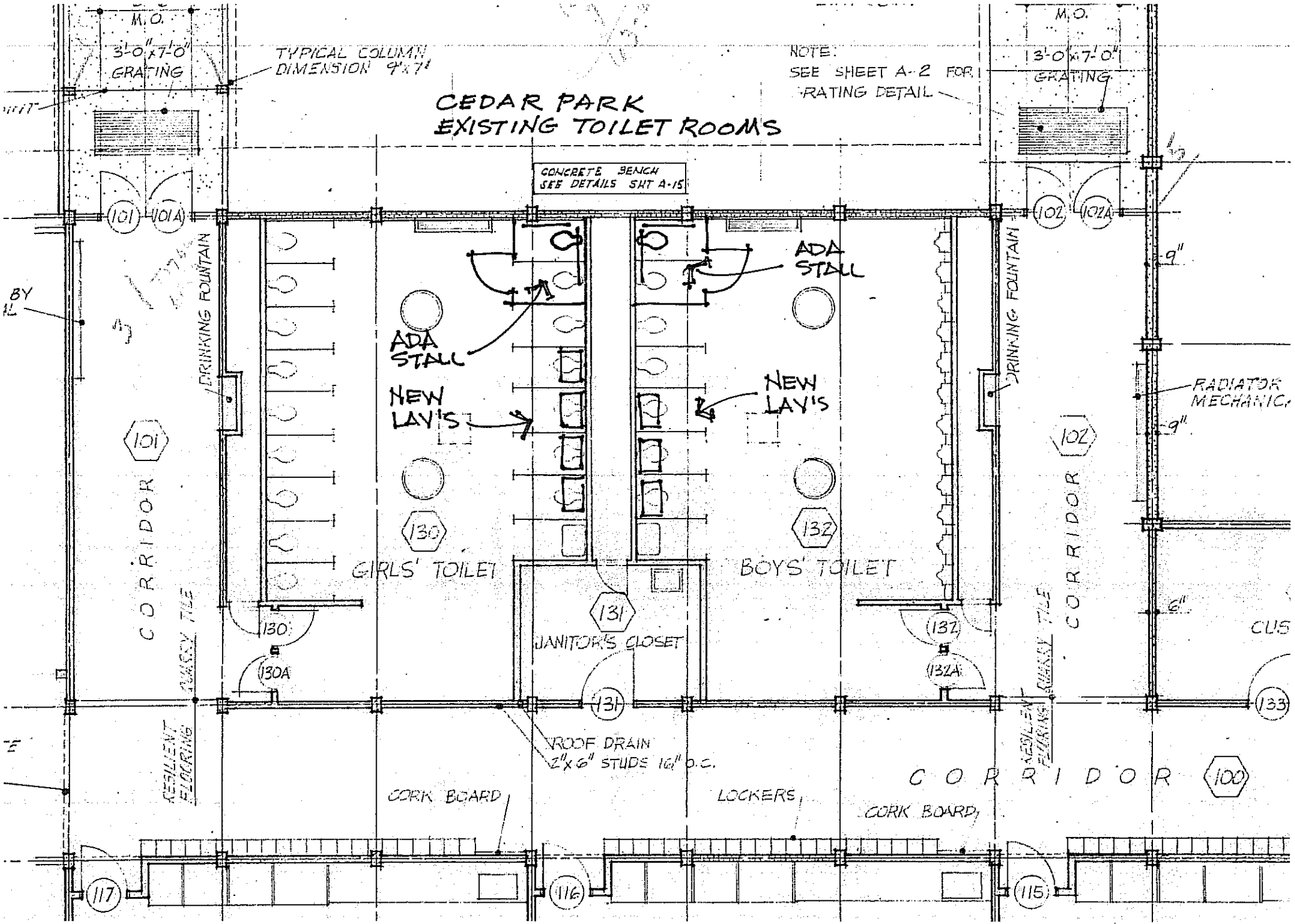
39TH AVE NE



CEDAR PARK
LANDMARK BUILDING, INTERIM SITE

CEDAR PARK EXISTING TOILET ROOMS

NOTE:
SEE SHEET A-2 FOR
GRATING DETAIL



BY
ML

E

CUS

133

RADIATOR
MECHANIC

M.O.

M.O.

3'-0" x 7'-0"
GRATING

13'-0" x 7'-0"
GRATING

TYPICAL COLUMN
DIMENSION 9" x 7"

CONCRETE BENCH
SEE DETAILS SHT A-15

DRINKING FOUNTAIN

DRINKING FOUNTAIN

CORRIDOR 101

CORRIDOR 102

GIRLS' TOILET

BOYS' TOILET

JANITOR'S CLOSET

RESILIENT FLOORING
GLASSY TILE

RESILIENT FLOORING
GLASSY TILE

CORK BOARD

LOCKERS

CORK BOARD

CORRIDOR 100

117

116

115

101

101A

102

102A

ADA STALL

NEW LAV'S

130

130

130A

131

131

ADA STALL

NEW LAV'S

132

132

132A

100

BEX IV Planning Charrette

Site Summary

Cedar Park

Substantial Alteration, Landmark Building, Add 7 Portable Classrooms

Address:	3737 NE 135 th St, 98125
Parcel #:	1454100350
Site Area:	190,793 sf
Existing Bldg Area:	33,400 sf
Portables:	7,200 sf
Lot Coverage:	21.3 %
Zone:	SF 7200
ECA's:	Salmon Watershed
New Parking:	approx 2,880 / 80 = 36 stalls

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Building a Dynamic and Sustainable Seattle
Diane Sugimura, Director

Seattle Parcel Data

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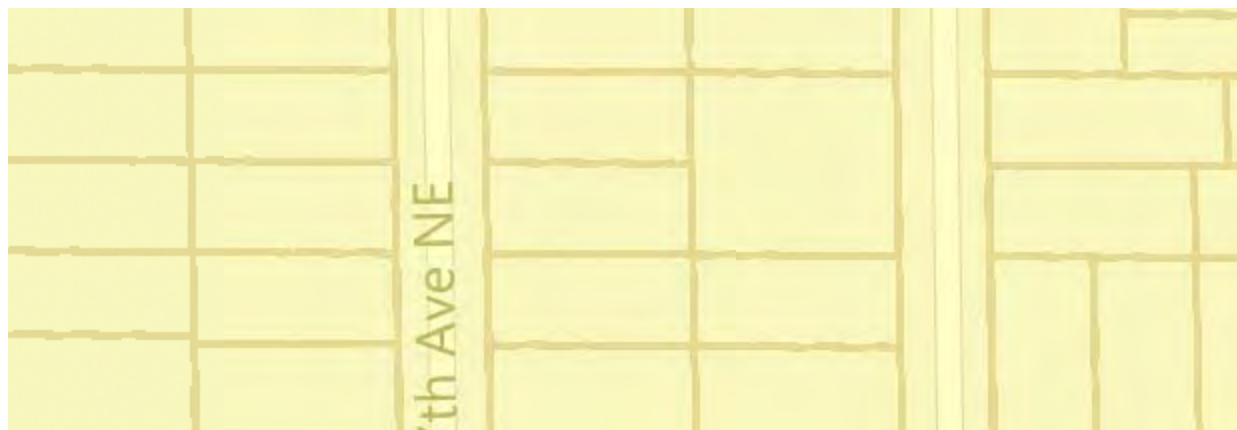
Parcel #1454100350

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This report was generated Monday, April 16, 2012


Addresses Located on this Parcel					
Zoning and District Info					
Base Zone	SF 7200 	<input checked="" type="checkbox"/>	Shoreline Zone	Pedestrian Area	Airport Height Overlay
Detached Accessory Dwelling Units	Yes	<input type="checkbox"/>	Contract	Light Rail	Urban Village Overlay
Alki Parking District	No		Downtown Fire District	No	Historic District
Northgate District	No		Pike/Pine District	No	Historic Landmark
Sand Point District	No		SE Seattle Reinvestment Area	No	Rainier/Genesee Business District
Stadium Area Transition District	No		Stadium Area Transition District	No	Sand Point Park
Est. Tree Canopy Coverage (2007)	20.9%	<input type="checkbox"/>			
Frequent Transit No					
ECA					
40% Steep Slope	No		Potential Slide Area	No	
Riparian Corridor	No		Wetlands	No	
Liquefaction Zone	No				

Floodprone	No	Abandoned Landfill	No	Known Slide Area	No	Wildlife Pres. Area	No	Shoreline Hab. Buffer	No
Archaeological Buffer	No	Heritage Tree	No	Heron Habitat	No	Peat Settlement Prone	No	Salmon Watershed	Yes <input type="checkbox"/>
King County Assessor Data									
Property Name					CEDAR PARK ART CENTER				
Plat Name					CEDAR PARK NO. 02				
Property Zip Code					98125				
Taxpayer					CEDAR PARK ART CENTER				
Present Use					School(Public)				
Taxpayer Address					3737 NE 135TH ST SEATTLE WA 98125				
Lot Sq Ft					190,793				
King County Assessed Value Data									





Parcel Outlines

 King County property outlines

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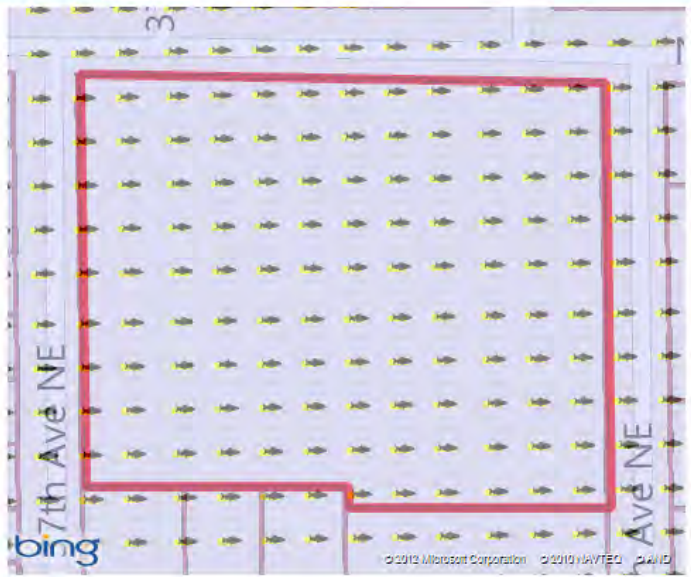
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App v3.2.0

ECA									
40% Steep Slope	No	Potential Slide Area	No	Riparian Corridor	No	Wetlands	No	Liquefaction Zone	No
Floodprone	No	Abandoned Landfill	No	Known Slide Area	No	Wildlife Pres. Area	No	Shoreline Hab. Buffer	No
Archaeological Buffer	No	Heritage Tree	No	Heron Habitat	No	Peat Settlement Prone	No	Salmon Watershed	Yes 

King County Assessor Data	
Property Name	CEDAR PARK ART CENTER
Property Zip Code	98125
Present Use	School(Public)
Lot Sq Ft	190,793
Plat Name	CEDAR PARK NO. 02
Taxpayer	CEDAR PARK ART CENTER
Taxpayer Address	3737 NE 135TH ST SEATTLE WA 98125

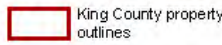
King County Assessed Value Data



Salmon Watershed



Parcel Outlines





3737 NE 135th St, 98125



Web Maps

Bird's eye

Traffic



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