

Summary of Options and Recommendations: Delivering BEX IV K-5 Capacity in Northeast Seattle

In planning for execution of the BEX IV program, the Board directed staff to investigate alternative locations/options for delivering the seats provided at the new Northeast elementary school. Implementation of the staff recommendations below fulfills that directive.

I. Comparison of Cedar Park and Lake City Sites: Delivery of 400 K-5 Seats

- **Cedar Park:** Estimated total project cost: \$10.3M. Delivers 19 classrooms, 11 in the permanent building and 8 in portables. Available for occupancy Summer 2015.
- **Lake City Property:** Estimated total project cost: \$20.8M. Delivers 20 classrooms, all permanent. Available for occupancy Summer 2016.

Staff Recommendation: Move forward with the Cedar Park project. Open as a permanent K-5 facility after its use as an interim location for BEX IV construction.

II. Comparison of Three Options as Alternatives to Current Plan to Construct 650-Seat New Northeast Elementary School

- **Option 1:** Constructs new permanent capacity and expanded core spaces at View Ridge and Wedgwood, and new permanent capacity at Bryant. Option is not feasible due to the lack of interim space to house the Bryant and View Ridge communities while their expansion/renovation projects are underway. Also, total program budget for this option is \$40.6M more than the program budget for the 650-seat new Northeast elementary school.
- **Option 2:** Constructs new Northeast elementary school at 500 seats, and constructs new permanent capacity and expanded core spaces at Wedgwood. Total program budget for this option is \$19.9M more than the program budget for the 650-seat new Northeast elementary school.
- **Option 3:** Replace 1961 Decatur building, 1940s annex buildings and five portables at Thornton Creek with new 650 seat elementary school and recreation/athletic fields. Transfer current Thornton Creek program/community to the new facility, and grow program to fill the school capacity. Total program budget for this option is \$600K more than the current program budget for the new Northeast school (\$1.5M demolition cost - \$900K budgeted for field at View Ridge). Still provides a K-5 seat surplus of 274 seats in Northeast Seattle in 2021-22.

Staff Recommendation: Move forward with Option 3 as outlined above.