



Kennewick School District Administration Center

1000 W. Fourth Avenue, Kennewick, WA 99336

509-222-5000, <http://www.ksd.org>

FACT SHEET

Building Size and Space

- Current Occupied Space: 65,102 sq. ft.
- Storage Space: 2,885 sq. ft.
- Available Future Expansion Space: 8,390 sq. ft.
- Land/Site: 4.77 Acres
- Phase I Total Space: 17,613 sq. ft.
- Phase II Total Space: 47,489 sq. ft.
- Additional space that was added to building by creating 2nd floor: 18,102 sq. ft.

Purchase History and Cost

- Originally built in 1979 as a grocery store.
- Purchased by Kennewick School District in May of 2008.
- Building square footage when purchased: 46,682 sq. ft.
- Purchase price listed at \$3,641,000. Purchase involved a tenant lease termination agreement that lowered the district share of the purchase price to \$2,344,162. The \$2,344,162 was paid out of the District's capital fund.

Phase I Construction Total Cost: \$1,315,284 (Includes construction, design, furnishings, and taxes)

Contractor: J N Jacobsen and Sons

Phase II Construction Estimated Cost: \$6,609,500 (Includes construction, design, furnishings, and taxes)

Contractor: Lydig Construction

Total Cost:

Land:	\$2,344,162
Phase I:	\$1,315,284
Phase II:	<u>\$6,750,000</u>
Total:	\$10,409,446

Funding Sources:

- Purchase of Land: from District funds held in capital fund: \$2,344,162
- Phase I: from District funds held in capital fund: \$1,241,628
- Phase I: from bond funds held in capital fund: \$73,657
- Phase II: \$1,926,343: from bond funds
- Phase II: Balance of \$4,683,157 from District funds and State matching funds