

Project Profile

Benjamin Franklin Elementary School | Kirkland, Washington

Client	Mahlum Architects
Project Value	\$10m
Services Provided	Cost Management
Project Size	56,800 sq ft
Owner	Lake Washington School District



Overview

The school integrates sustainable-designed indoor spaces with the outdoor environment, offering K-6 students hands-on laboratories with natural forest surroundings. The incorporation of large exterior windows, high ceilings, and skylights maximizes daylight; and the use of natural ventilation and non-toxic, low-impact materials improves indoor air quality throughout the structure.

Our role

Rider Levett Bucknall provided detailed cost estimates at the design development and construction documents phases of design. We also provided a schedule of values to aid in reconciliation.

Client benefits

Accurate costing and a detailed, timely analysis of all design elements enabled the team to thoroughly review the building systems. Because Rider Levett Bucknall also provided estimates in CSI format, the design team and owner were able to easily and accurately compare bids, creating a better starting point for reconciliation.