

# Kirkland Middle School SAGE Complex

13,328-Square-Foot SAGE Complex

Located in Kirkland, WA



Time to Complete: 173 days from delivery to occupancy

## Project Overview:

Pacific Mobile Structures collaborated with Blazer, Portland State University, and Integrus Architecture to deliver a state-of-the-art modular facility for Lake Washington School District, the Kirkland Middle School SAGE Complex in Kirkland, WA, under the KCDA Cooperative Purchasing Agreement. Spanning 13,328 sq. ft. across 17 single-story modules, the SAGE Complex was designed to meet the district's growing needs for additional classroom space, including science labs and a dedicated cooking kitchen. Set at grade and seamlessly integrated with the existing school, the building connects to the main campus through two site-built canopies, offering easy access for students and staff.

The project utilized modular construction to stay within budget while delivering the functionality and design the district required. The interior features a spacious 17-foot-high hallway with open timbers and steel windows that allow natural light to flood the space. Classrooms are arranged along the hallway, with non-gender individual bathroom stalls located centrally for accessibility. The building also includes innovative design features such as T-grid ceilings to accommodate conduit and improve acoustics, as well as whiteboard cabinets in the science rooms for added functionality.

A key challenge during construction was the extensive underfloor plumbing, which required careful coordination and was completed in a short time frame to meet the school's opening deadline. The modular approach also allowed the team to complete 80-90% of the work offsite, minimizing site disruption and reducing costs. The building was weatherproofed quickly after delivery, with crane installation of the factory-built monitor modules.

The SAGE Complex is designed with sustainability in mind, meeting Portland State University's SAGE standards for 100% fresh air ventilation and exceeding the 2023 Washington State Energy Code. Energy-saving features, including occupancy sensors for lighting, steel windows, and a reflective TPO roof, contribute to the building's environmental performance. The project exemplifies how modular construction can deliver high-quality, functional, and cost-effective educational spaces.

This collaboration between Pacific Mobile Structures and Lake Washington School District, made possible through the KCDA Cooperative Purchasing Agreement, highlights the benefits of modular construction in creating flexible, efficient, and sustainable learning environments. The SAGE Complex is a testament to the district's commitment to providing students with the best facilities for their education while adhering to budget and timeline requirements.

## Highlights:

- Dedicated science labs
- Cooking kitchen classroom
- Expansive 17 ft high hallway
- Steel windows
- Whiteboard cabinets in science rooms
- 100% fresh air ventilation
- Low to zero VOC materials
- TPO roof
- Set at grade with full pathway access



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