

DBAC Capital Projects Status Report

DBAC· Capital Projects

CP Status Report | Overview

- ∴ Executive Summary
- ∴ Project Status Summaries
- ∴ Risk Analysis & Critical Issues
- ∴ Project Financial Summaries
- ∴ Financial Summary Charts
- ∴ Project Timelines
- ∴ Questions & Answers

DBAC· Capital Projects

General Fund vs Capital Fund

General Fund

Pays for:

- Day-to-day costs of operating schools
- Staff salaries & benefits
- Curriculum & supplies
- Utilities & insurance
- Transportation

Capital Fund

Pays for:

- New construction
- Essential Renovations to existing buildings
- Energy conservation
- Tech Levy
- Staff (FTE directly related to funded projects)



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Capital Projects Funding Process

Capital Projects

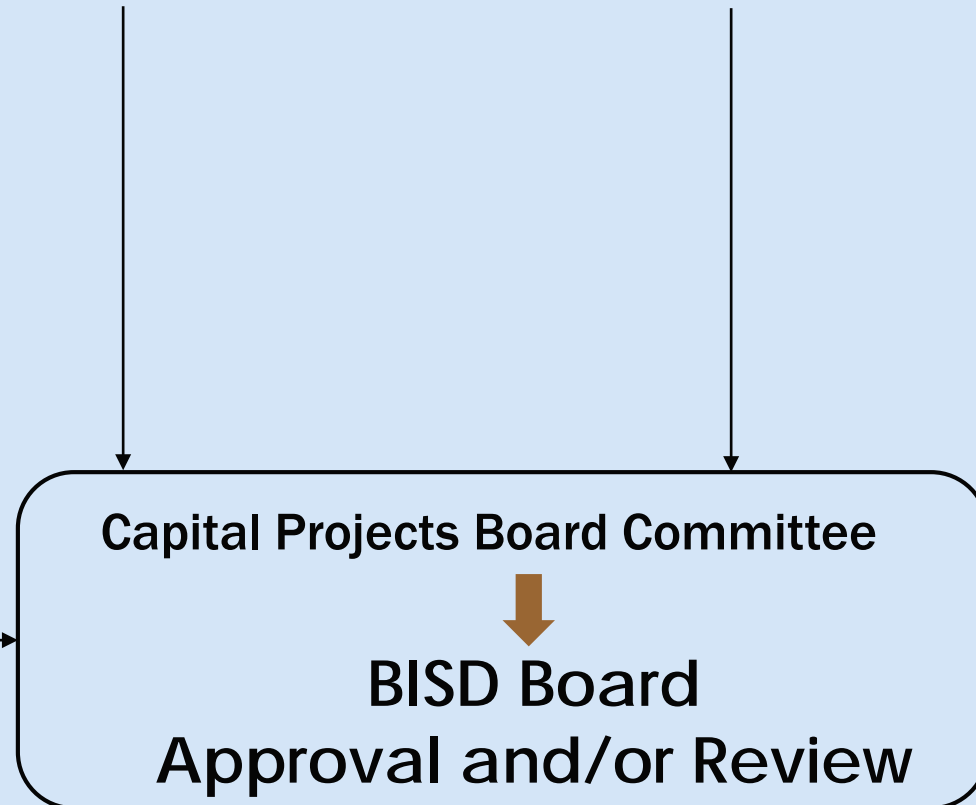
- Monthly reports
 - Project and Budget summaries
- Consultant selection
- Project Management
- Authorization to Bid
- Award of Bid
- Change Orders
- Financial Management
- Accounting
- Budget
- Forecasting

Community Input

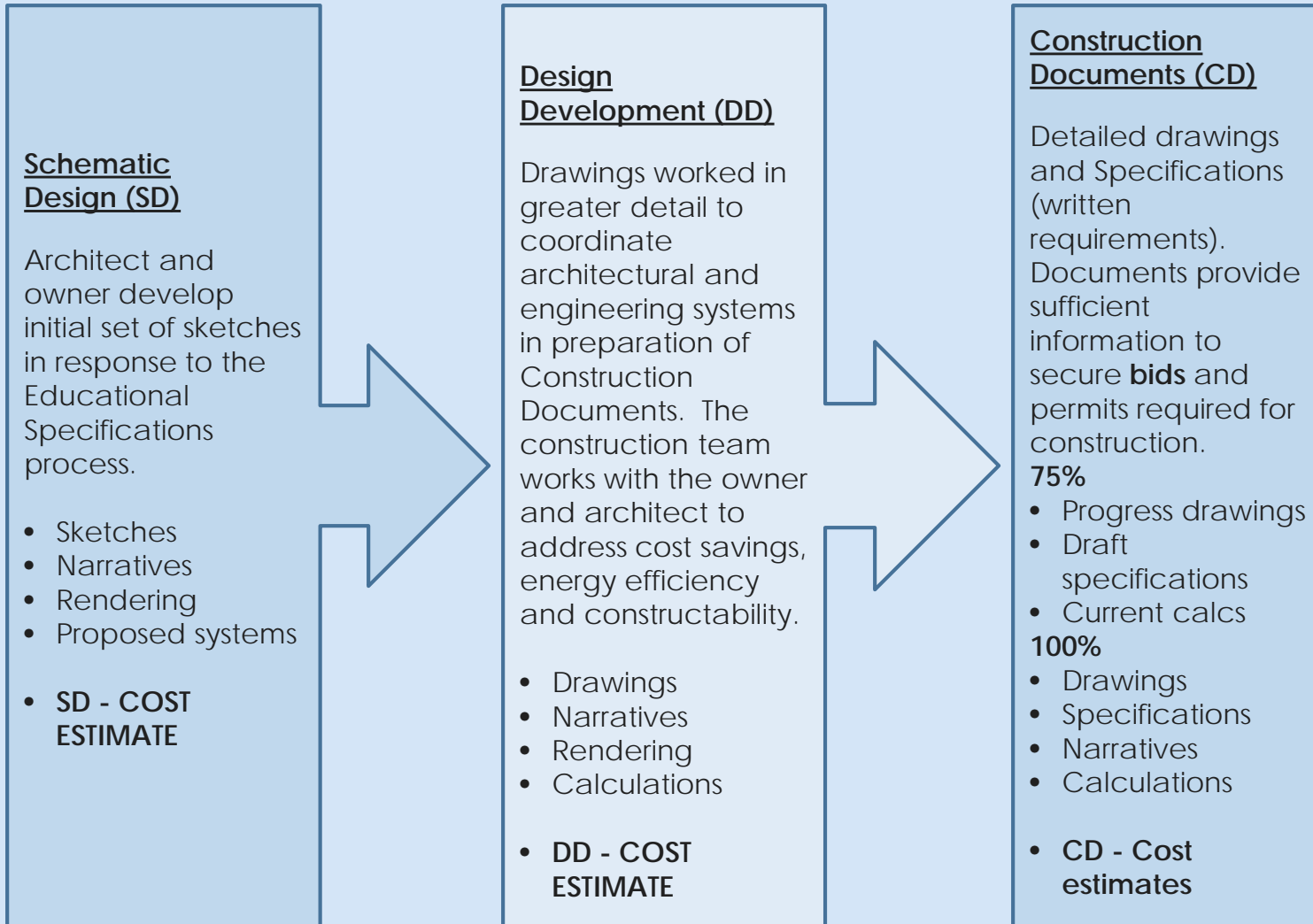
- Architect selection
- Master Plan
- Steering committees

Consultants

- Master Plan
- Study & Survey
- Engineers
- Architects



Three Phases of Design



DBAC· Capital Projects

The 2009 \$42M Bond accomplished the following:

MAJOR PROJECTS

- Wilkes Elementary School Replacement
- Transportation Buildings Remodel

OTHER PROJECTS

Bainbridge High School

- Tennis Court Resurfacing

•100 Bldg

- Roof Postpone Patch & Repair
- Computer Lab Electrical Upgrade
- Composite Lab
- Drafting Room Renovation

•300 Bldg

- Photo Lab Renovation

•400 Bldg

- Energy Conservation (Lighting Upgrades)

•Stadium

- Energy Conservation (Lighting Upgrades)

Commodore Facility

- Office Remodel
- Heat Recovery Unit Installation (Steam System Replacement)

Woodward Middle School

- Field & Track Replacement
- Commons Paint and Baseboard
- Roof Replacement
- Gymnasium Floor Replacement
- Gymnasium Paint
- Gymnasium Lighting Retrofit
- HVAC Controls Upgrade
- Partial Exterior Paint
- Field Drainage Improvements
- Library Reconfiguration

Sakai Intermediate School

- HVAC Controls Upgrade
- Interior Paint
- Music Room Acoustic Improvements
- Lighting Retrofit

Blakely Elementary School

- Roof Postpone Patch & Repair
- (STEM) Room Conversion
- Lighting Retrofit

Ordway Elementary School

- Portable roof replacement
- STEM Room Conversion
- Lighting Retrofit
- Play Shed and Playground Improvements
- Portables (2) Upgrades
- Portables (2) Relocation
- HVAC Improvements
- ILC Room Enhancements

Wilkes Elementary School

- STEM Room Conversion

District Administration Office

- HVAC Improvements
- Reconfiguration

Districtwide

- Security Cameras
- Energy Conservation
- Minor Pavement Improvements

DBAC· Capital Projects

The 2006 \$45M Bond accomplished the following:

MAJOR PROJECTS

- Bainbridge High School 200 Building Replacement
- Maintenance Building Replacement

OTHER PROJECTS

Bainbridge High School

- (4) Portables purchased to house students during construction of the 200 Building

- Energy Conservation (Lighting upgrades)

•100 Bldg

- LGI Stage Area Safety Improvements

- HVAC (Failing boiler system valve replacement)

•300 Bldg

- Conversion and Upgrade of 3 Science Rooms

- Lab Prep Room Conversion and Upgrade

- Unification to New Boiler System-Hydronic Heat

•400 Bldg

- HVAC Upgrades – Boiler Controls

•500 Bldg

- Unification to New Boiler System/Hydronic Heat

- Water Filtration

- Roof Replacement

•Stadium

- Roof Replacement & Exterior Paint

- Track and Field Replacement

- Baseball Field Minor Improvements

Commodore Facility

- Commons/lunchroom and kitchen

- Music Room Floor Replacement

- Intercom Upgrades

- Energy Conservation (Lighting Upgrades)

- Partial Roof Replacement

- Partial Building Demolition

- Science Room Renovation

- Heat Recover Unit Replacement

Woodward Middle School

- Energy Conservation (Lighting upgrades)

- Connecting Pathway to Sakai

Sakai Intermediate School

- Energy Conservation (Lighting upgrades)

- Connecting Pathway to Woodward

- Drainage improvements

- Intercom upgrade

Blakely Elementary School

- Energy Conservation (Lighting upgrades)

- Domestic Hot Water System Improvement

- South Island Sewer Connection (payoff)

- Seismic Improvement to Covered Play Area

- Gymnasium Floor Replacement

- Portable relocation from BHS

Ordway Elementary School

- Energy Conservation (Lighting upgrades)

- Gymnasium Floor Replacement

- Fascia Abatement and Replacement

- Domestic Hot Water System Replacement

- Bathroom Remodels

- Clock and Intercom improvements

- Interior paint

Wilkes Elementary School

- Roof Postpone Patch & Repair

Districtwide

- Boardroom

- Communications Upgrade

- Minor paving Improvements

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CP Status Report | 2016 Bond \$81.2 Million

DBAC
Capital Projects

MAJOR PROJECTS

Blakely Elementary School Replacement

- ∴ Educational Specifications complete
- ∴ Schematic Designs complete
- ∴ Design Development complete
- ∴ Design Development cost estimates complete
- ∴ Construction Documents complete
- ∴ First Bid package for Structural, Earthwork and Utilities Bid
- ∴ Total Guaranteed Maximum Price expected early April

BHS 100 Replacement

- ∴ Underutilized space analysis complete
- ∴ Campus master plan in process
- ∴ Educational Specifications completed
- ∴ Steering Committee review of Educational Specifications in process

ESSENTIAL RENOVATIONS

- ∴ Commodore HVAC Replacement
- ∴ Commodore South Wing Demolition
- ∴ Sakai Controls Replacement
- ∴ Portable Relocation Blakely to Commodore near completion

DBAC Capital Projects

March 2018

Project Status Summary

CP Status Report | 2016 Bond \$81.2 Million

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Capital Projects

MAJOR PROJECTS

- ∴ Blakely Elementary School Replacement
- ∴ BHS 100 Replacement

ESSENTIAL RENOVATIONS

- ∴ Commodore Heating, Ventilation & Air Conditioning (HVAC) upgrade
- ∴ Commodore South Wing Demolition
- ∴ Sakai Ventilation/Damper Improvement

DBAC Capital Projects
March 2018

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CP Status Report | Risk Analysis & Critical Issues

RISK MATRIX

The Risk Matrix measures **Severity** against **Likelihood** to help identify which issues pose the greatest overall risk. Levels of concern are identified by code (ex: "R:I" represents an insignificant level of severity and a remote likelihood of occurrence and therefore has a low risk factor). Risk Action is identified by color.

Low  SEVERITY High

		1 INSIGNIFICANT No negative consequences	2 MINOR Minimal negative consequences	3 MODERATE Potential negative consequences	4 MAJOR Significant negative consequences	5 CATASTROPHIC Extreme negative consequences
LIKELIHOOD ↓	1 REMOTE Minimal to no chance of occurrence	R:I	R:MI	R:MO	R:MA	R:C
	2 UNLIKELY Relatively uncommon chance of occurrence	U:I	U:MI	U:MO	U:MA	U:C
	3 POSSIBLE more common 50/50 chance of occurrence	P:I	P:MI	P:MO	P:MA	P:C
	4 LIKELY High chance of occurrence	L:I	L:MI	L:MO	L:MA	L:C

High

Risk Action



Low Risk
Monitor



Medium Risk
Prevent if possible

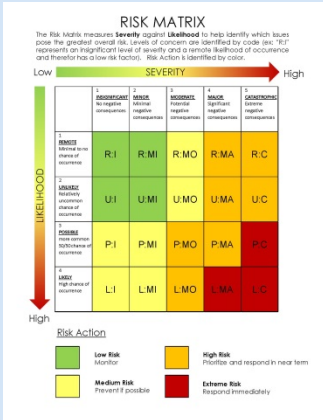
High Risk
Prioritize and respond in near term



Extreme Risk
Respond immediately

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CP Status Report | Risk Analysis & Critical Issues



MAJOR PROJECTS

Blakely Elementary School Replacement Budget

Construction cost escalation and market conditions - Competition for materials and skilled laborers continue to significantly impact construction costs. Overall market costs in the Seattle area are currently outpacing national trends - **L:MA**

Bid competition – Opportunities for early bid packages (off cycle) can translate into more bidders and lower bids. The district’s goal is to go to bid when sub-contractors are looking for work - **P:MA**

City of Bainbridge Island (CoBI) code revisions and interpretations - The district is working closely with consultants and CoBI to manage and understand the complexities and costs associated with code compliance and code interpretation as they relate to wetland mitigation – **P:MO**

Equivalent Residential Unit (ERU) - The current Blakely fixture count is 14 ERUs. The new school will require 20 ERUs. BISD is now required to purchase 6 additional ERU’s at a cost of \$10,000 per new sewer participation fee per ERU – **L:MO**

Budget prioritization - Balancing available funds with program essentials and design features is an ongoing challenge – **L:MA**

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CP Status Report | Project Financial Summaries | 2009

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Capital Projects

CAPITAL PROJECTS BUDGET UPDATE					
BOND 2009 PROJECT SUMMARY					
As of February, 2018					
	ESTIMATED BUDGET	ENCUMBERED TO DATE	EXPENDITURES TO DATE	ENCUMBERED PO BALANCE	CP BUDGET BALANCE
Bond Costs					
Bond Costs - 9000	\$ 361,048	\$ 361,048	\$ 361,048	\$ 0	\$ 0
Sub-total Bond Cost	361,048	361,048	361,048	0	0
Wilkes					
Wilkes Core - 9001	28,990,547	28,985,671	28,978,674	6,997	4,876
Sub-total Wilkes	28,990,547	28,985,671	28,978,674	6,997	4,876
Blakely Elementary School					
Blakely Essential Renovations - 9010	2,516,648	654,414	519,965	134,450	1,862,234
Blakely Roof Replacement - 9015	358,752	13,181	13,181	0	345,571
Sub-total Blakely	2,875,400	667,595	533,145	134,450	2,207,805
Ordway Elementary School					
Ordway Essential Renovations - 9020	613,197	473,319	473,319	0	139,878
Ordway Portables Roof Replacement - 9025	84,536	84,536	84,536	0	0
Sub-total Ordway	697,734	557,856	557,856	0	139,878
Sakai Intermediate School					
Sakai Essential Renovations - 9030	205,162	205,162	205,162	0	0
Sub-total Sakai	205,162	205,162	205,162	0	0
Woodward Middle School					
Woodward Essential Renovations - 9040	273,750	273,750	234,000	39,750	0
Woodward Roof Replacement - 9045	1,253,299	1,253,299	1,253,299	0	0
Woodward Site Improvements - 9046	1,131,129	1,131,129	1,131,129	0	0
Sub-total Woodward	2,658,179	2,658,179	2,618,429	39,750	0
Bainbridge High School					
Bainbridge HS Essential Renovations - 9050	1,374,098	1,316,006	1,177,733	138,273	58,092
Bainbridge HS Roof Replacement - 9055	12,739	12,739	12,739	0	0
Sub-total Bainbridge HS	1,386,837	1,328,745	1,190,472	138,274	58,092
Commodore Options School					
Commodore Essential Renovations - 9060	651,686	584,483	468,358	116,127	67,201
Commodore Roof Replacement - 9065	39,409	39,409	39,409	0	0
Sub-total Commodore	691,095	623,894	507,767	116,127	67,201
Transportation					
Transportation Essential Renovations - 9070	943,070	943,070	943,070	0	0
Transportation Roof - 9075	293	293	293	0	0
Sub-total Transportation	943,363	943,362	943,362	0	0
District Office					
District Office Essential Renovations - 9080	182,124	182,124	182,124	0	0
Sub-total District Office	182,124	182,124	182,124	0	0
Districtwide Security					
Districtwide Security - 9090	391,716	391,716	391,716	0	0
Sub-total Districtwide Security	391,716	391,716	391,716	0	0
Energy Conservation					
Energy Conservation - 9095	131,716	131,716	131,716	0	0
Sub-total Energy Conservation	131,716	131,716	131,716	0	0
Capital Projects Administration - 9100					
Capital Projects Administration - 9100	2,896,215	2,896,216	2,892,245	3,971	(0)
Sub-total Capital Projects Administration	2,896,215	2,896,216	2,892,245	3,971	(0)
= Total of Projects and Fees	\$ 42,411,137	\$ 39,933,284	\$ 39,493,716	\$ 439,568	\$ 2,477,853
South Island Sewer (paid May 2012)	450,000	450,000	450,000		0
= Total Expected Expenditures	\$ 42,861,137	\$ 40,383,284	\$ 39,943,716	\$ 439,568	\$ 2,477,853

DBAC Capital Projects
March 2018

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CP Status Report | Project Financial Summaries | 2016

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Capital Projects

CAPITAL PROJECTS BUDGET UPDATE					
BOND 2016 PROJECT SUMMARY					
As of February 28, 2018					
	ESTIMATED BUDGET	ENCUMBERED TO DATE	EXPENDITURES TO DATE	ENCUMBERED PO BALANCE	CP BUDGET BALANCE
Bond Costs					
Bond Costs - 1600	\$ 500,000	\$ 343,603	\$ 343,603	\$ 0	\$ 156,397
Sub-total Bond Cost	500,000	343,603	343,603	0	156,397
Blakely Elementary School					
Blakely Core - 1601*	44,602,921	13,294,580	2,204,942	11,089,638	31,308,340
Sub-total Blakely	44,602,921	13,294,580	2,204,942	11,089,638	31,308,340
Bainbridge High School 100					
BHS 100 Core - 1610	29,424,197	0	0	0	29,424,197
Sub-total BHS 100	29,424,197	0	0	0	29,424,197
Ordway Elementary School					
Essential Renovations - 1620	2,041,030	0	0	0	2,041,030
Sub-total Ordway	2,041,030	0	0	0	2,041,030
Sakai Intermediate School					
Essential Renovations - 1630	438,424	12,146	12,146	0	426,277
Sub-total Sakai	438,424	12,146	12,146	0	426,277
Woodward Middle School					
Essential Renovations - 1640	1,245,639	70,671	68,866	1,805	1,174,967
Sub-total Woodward	1,245,639	70,671	68,866	1,805	1,174,967
BHS Essential Renovations 300,400,500					
Essential Renovations - 1650	911,398	0	0	0	911,398
Sub-total Bainbridge HS	911,398	0	0	0	911,398
Commodore Options School					
Essential Renovations - 1655	3,432,999	18,205	0	18,205	3,414,794
Sub-total Commodore	3,432,999	18,205	0	18,205	3,414,794
Capital Projects Administration - 1660					
Capital Projects Administration - 1660	1,680,935	99,069	85,802	13,267	1,581,866
Sub-total Capital Projects Administration	1,680,935	99,069	85,802	13,267	1,581,866
TOTAL OF PROJECTS & FEES	\$ 84,277,542	\$ 13,838,275	\$ 2,715,360	\$ 11,122,915	\$ 70,439,267
Available Funds					
2016 Bond	81,200,000				
2006 Blakely	289,659				
2009 Blakely	785,733				
2009 Other Essential Renovations	1,502,150				
2009 Interest Earnings	500,000				
TOTAL FUNDS AVAILABLE	84,277,542				

DBAC Capital Projects
March 2018

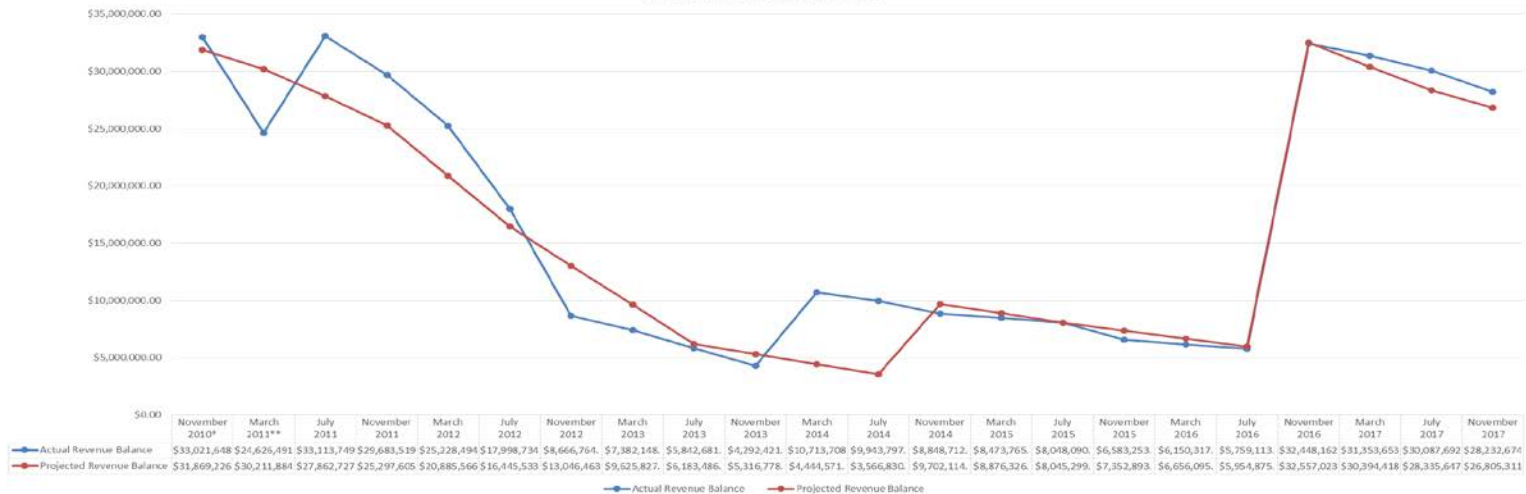
Project Financial Summaries

Financial Charts – Projections & Actuals

2009 Bond Projected and Actual Expenditures

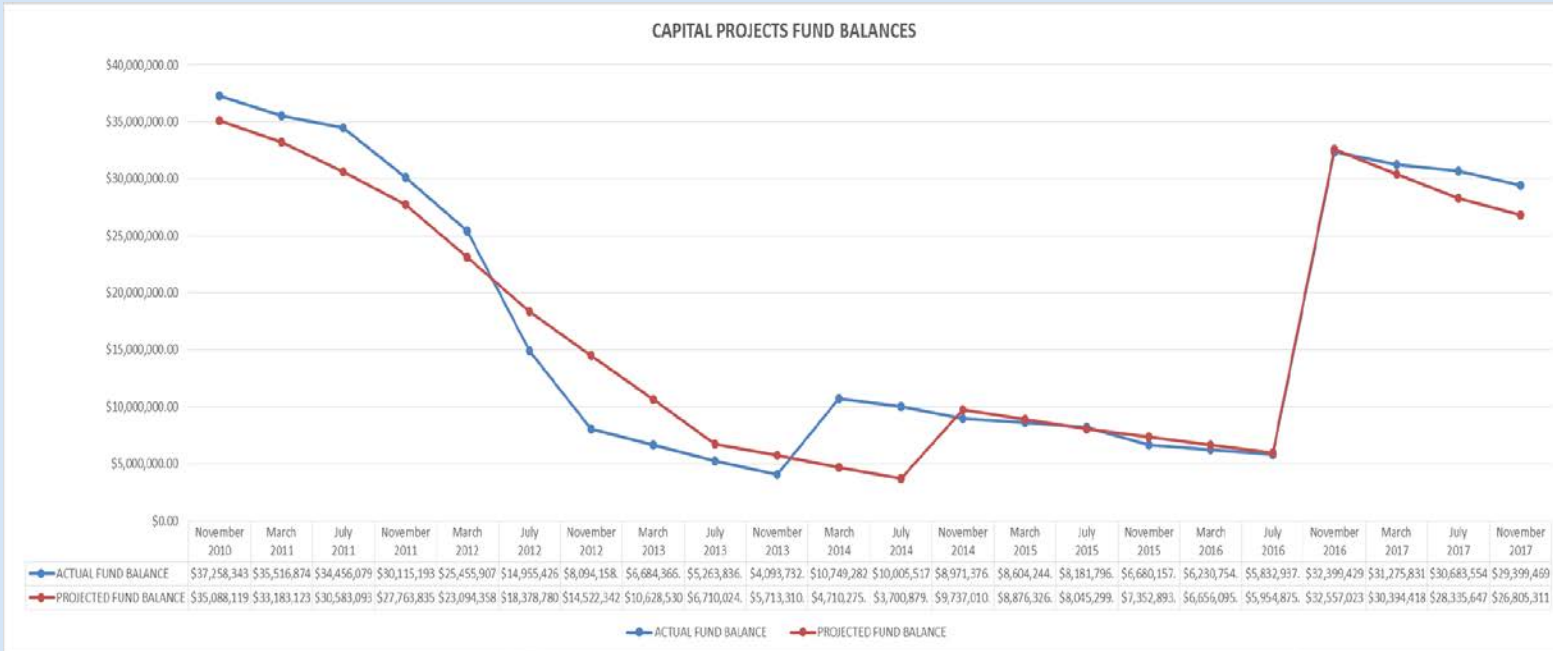


2009 and 2016 Bonds
Actual and Projected Revenues



Project Financial Summaries

Financial Charts – Projections & Actuals

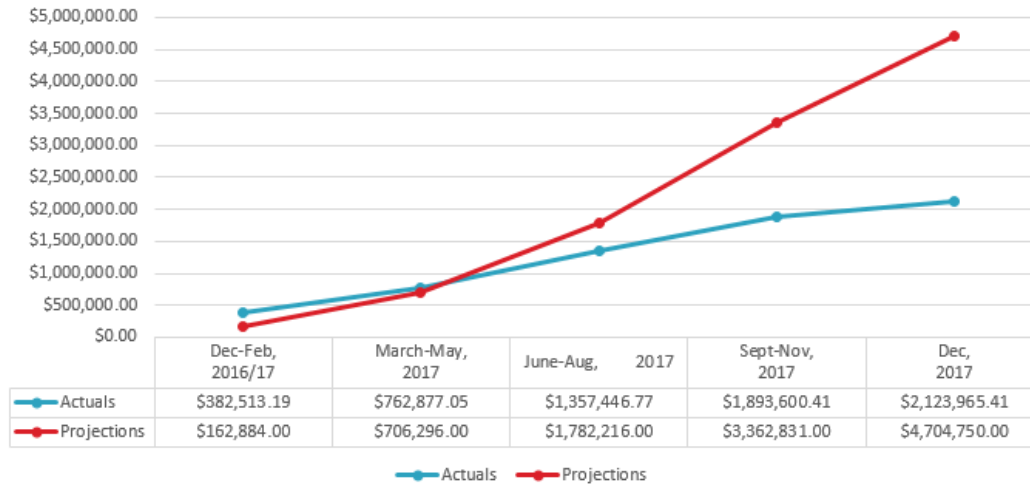


NOTE: Projected and actual numbers for expenses, revenues and fund balances are closely aligned

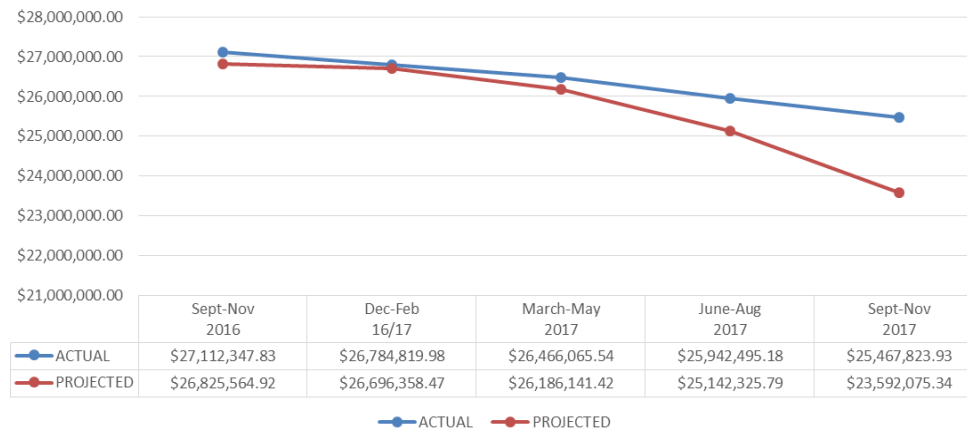
Project Financial Summaries

Financial Charts – Projections & Actuals

2016 Bond Actual vs Projected Expenditures



2016 Projected/Actual Revenue



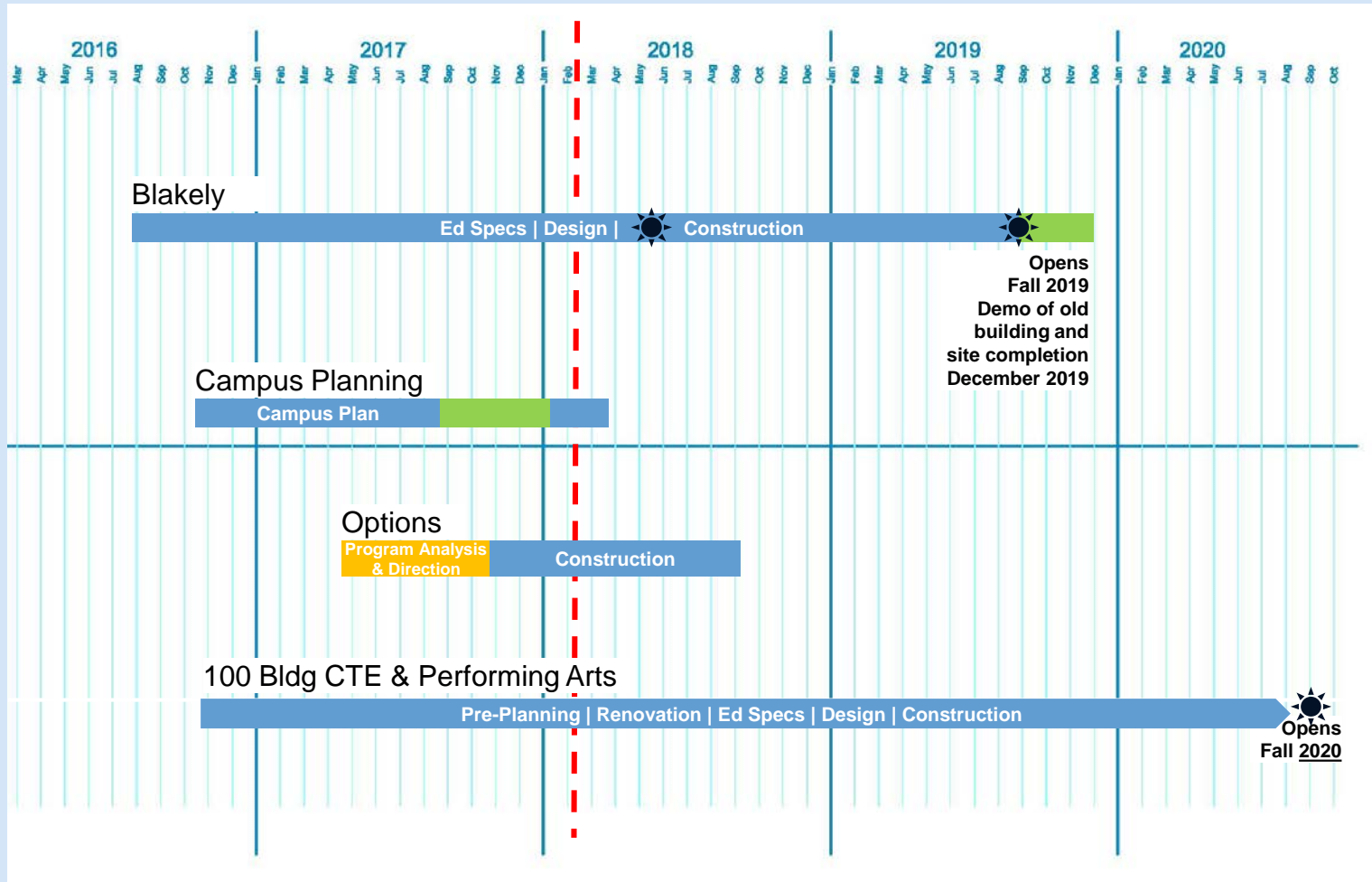
Note: Expenditure and revenue projections were impacted due to the 100 building postponement (8 months) during the Options program review.

Project Timelines

Projects (current)

BLAKELY and BHS 100 BUILDING 2017-2020

February 2018



Questions