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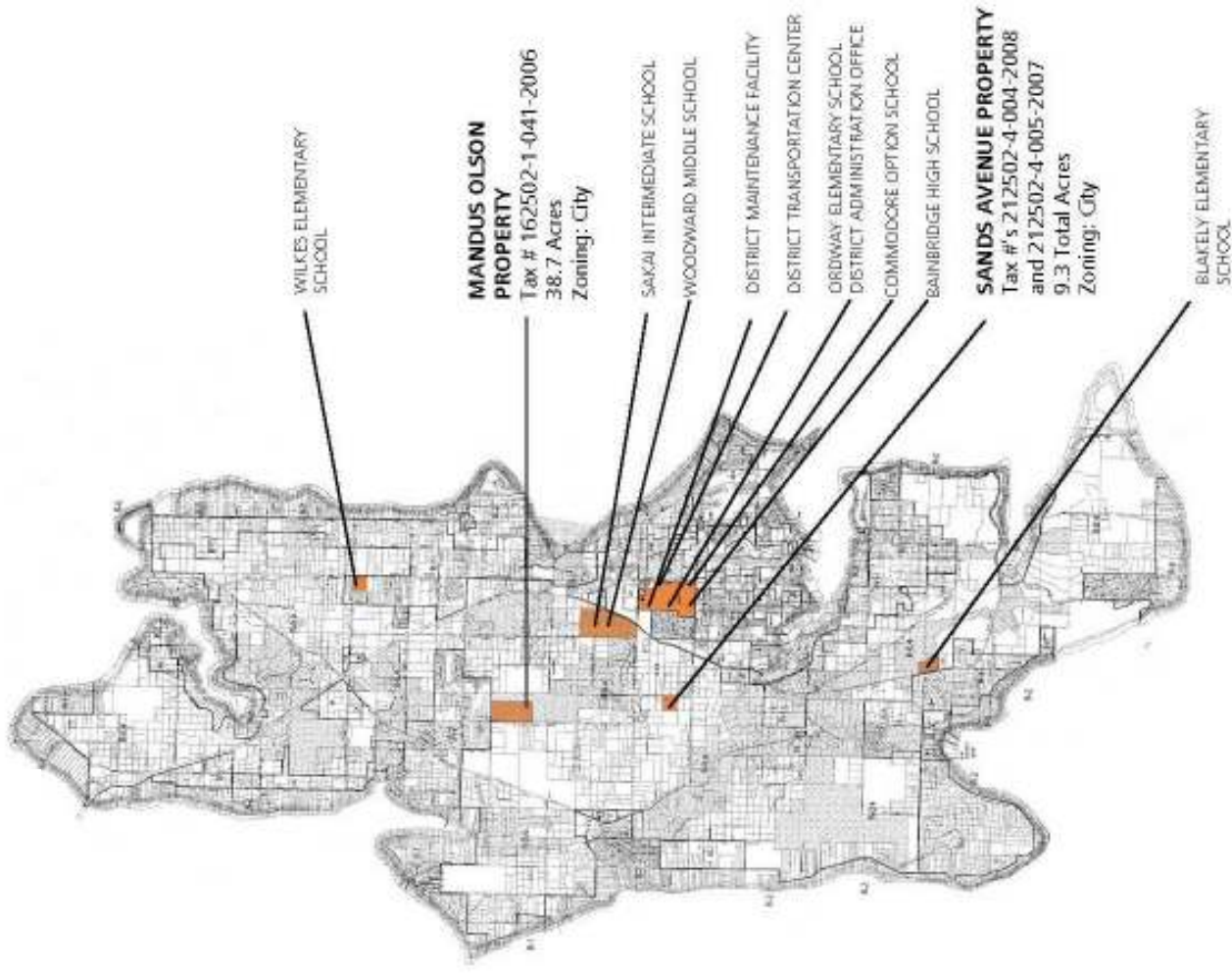
Bainbridge Island School District
Assessment, Summaries of Findings & Associated Costs
Master Plan Update

Steering Committee Session :: Blakely Elementary School Library

28 April 2015

School District Properties

School District



BAINBRIDGE ISLAND
SCHOOL DISTRICT PROPERTY IDENTIFIED
2014

Discussion

Physical Assessment

In addition to the program assessment for the Bainbridge Island School District Schools, a building assessment was developed for each site as a component of renewing the state-required 2006 Study & Survey in accordance with WAC 392-341-025.

The assessment and resultant findings were generated following site visits by the design and engineering consultants, along with principal and district capital and maintenance personnel.

Four (4) of the school district's existing facilities: Blakely Elementary School, Ordway Elementary School, the south wing of Commodore Options School and the 100 Building on the Bainbridge High School campus, were identified as being in poor condition relative OSPI evaluation criteria.

Program Assessment

A building program is a numeric representation of the size and quantity of all of the spaces required to satisfy the stated vision and curriculum needs and goals of the School District.

To begin to evaluate the ability of the existing spaces at all schools to meet the educational needs, interviews were held with the superintendent and assistant superintendent. Subsequent to these interviews, model programs that were developed during the first master planning process have been confirmed and slightly modified, using the District vision, potential legislative changes and regional data as a guide for Elementary, Intermediate, Middle, High and Options School programs at the Bainbridge Island School District.

The model programs provide the basis for the space assessments at each of the school sites in the District. It is anticipated that the assumed standards for school programs will be verified once Education Specifications are developed as an initial exercise in an architectural design process.

Summary of Findings & Capital Costs

SITE FINDINGS

BUILDING FINDINGS – ACCESSIBILITY (ADA), HEALTH, LIFE SAFETY

BUILDING FINDINGS – INFRASTRUCTURE

LIFE CYCLE REPLACEMENT AND REPAIR

EDUCATIONAL PROGRAM

LEGISLATIVE



THE
ROBINSON
COMPANY

**BAINBRIDGE ISLAND SCHOOL DISTRICT
MASTER PLAN
APRIL 13, 2015**

Project Development "Soft" Costs (Recommend 55%) See List Below

	New/Replace	Add/Mod	Patch /Small Works	<u>Exclusions/Items Not Budgeted</u>
Project Development "Soft" Costs vary dependent on size and scope of project.				
Architect/Engineer/Consultant Fees	13%	15%	17%	Wetlands Mitigation
Owner Consultants	3%	2%	2%	Land Acquisition
Washington State Sales Tax	8.7%	8.7%	8.7%	Special Foundations/Piling
Testing & Inspection	1.5%	1.5%	0.0%	Unsuitable Soil Mitigation/Over-excavation/Structural Fill
Permits	1.0%	1.0%	1.0%	Covered Walks
Builders Risk Insurance	0.50%	0.50%	0.33%	Escalation Rates
Furnishings & Equipment (Prox. \$15.00/SF + WSST)	7.5%	5.0%	2.0%	April 2015 - April 2016 - 4%/yr
Construction Administration/Management	5.0%	5.0%	5.0%	April 2016 - April 2017 - 4.5%/yr
Moving/Staff Planning Costs	1.0%	0.5%	0.0%	April 2017 - April 2018 - 4.5%/yr
Sustainable Schools Monitoring/Reporting	0.5%	0.5%	0.0%	April 2018 - April 2019 - 4%/yr
Sub-Total Project Development Costs	42%	40%	36%	
Project Development "Soft" Cost Contingencies				
Construction Contingency	10.0%	12.0%	15.0%	
Project Contingency (Legal, Jurisdictional)	3.0%	3.0%	3.0%	
Sub-Total Project Contingencies	13%	15.0%	18.0%	
Total Project Development "Soft" Costs	55%	55%	54%	

Physical Assessment | Program Assessment Summary of Findings and Capital Costs

Elementary Schools

Blakely Elementary School

Blakely Elementary School :: EXISTING CONDITION
43,505 GROSS SQUARE FEET



**BLAKELY ELEMENTARY SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1965 Original Building	34,054 GSF
1989 Classroom Additions	7,242 GSF
1993 Additions and Upgrades	1,009 GSF
Covered Play Structure (@ 50%)	1,200 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid 9% Escalation	2018 Bid 13.5% Escalation
SITE FINDINGS			
Provide separate bus loop drive	224,378	243,899	254,669
Provide fire lane access	392,152	426,269	445,092
Extend fire loop and add 6 fire hydrants	383,482	416,845	435,253
Provide fire water storage - Allowance	336,567	365,848	382,004
Modify student load and unloading	118,308	128,601	134,280
Provide/modify ADA ramps/walkways	138,298	150,330	156,969
Replace all playground equipment to District Standards	183,582	199,554	208,366
Redesign and improve site storm water management	1,223,880	1,330,358	1,389,104
Site Findings Subtotal	\$3,000,648	\$3,261,704	\$3,405,735

BUILDING FINDINGS - ACCESSIBILITY (ADA)|HEALTH | LIFE SAFETY

Install fire sprinkler system	265,174	288,244	300,972
Replace fire alarm system	122,388	133,036	138,910
Replace intercom system	15,299	16,629	17,364
Allowance to upgrade toilet fixtures to ADA compliance. Assume half of all plumbing fixtures replaced	101,990	110,863	115,759
Architectural Patch and Repair at Toilet Rooms	265,174	288,244	300,972
Allowance to upgrade building to ADA compliance	431,469	469,006	489,717

Abate building of asbestos containing material	302,028	328,305	342,802
Architectural Patch and Repair for Abatement/Mech/Elect/Seismic	690,350	750,410	783,547
Upgrade egress lighting	30,597	33,259	34,728
Upgrade exterior emergency lighting	12,239	13,304	13,891
Provide keyless entry (card) at exterior doors	71,393	77,604	81,031
Provide security camera at the front entry	10,199	11,086	11,576
Replace classroom HVAC unit ventilators (indoor air quality, noise, comfort issues) Classrooms Only/Conventional System	0	0	0
Not Feasible \$800,000 Plus Mark-ups			
Replace classroom HVAC unit ventilators (indoor air quality, noise, comfort issues) Entire School/Conventional System	0	0	0
Not Feasible \$1,100,000 Plus Mark-ups			
Replace classroom HVAC unit ventilators (indoor air quality, noise, comfort issues) Entire School/Geothermal System	0	0	0
Not Feasible \$2,400,000 Plus Mark-ups			
Replace floor and wall coverings (indoor air quality issue)	623,472	677,714	707,641
Building Findings - Health Life Safety Subtotal	\$1,701,771	\$1,849,825	\$1,931,510

BUILDING FINDINGS - INFRASTRUCTURE

Provide lateral and shear support to meet current earthquake code requirements	664,975	722,828	754,746
Structural modifications and upgrades to support program and system modernizations - Cut & Patch Included in Accessibility	844,477	917,947	958,482
Replace water heaters	81,592	88,691	92,607
Replace plumbing fixtures - Cost includes half of all fixtures - See ADA	81,592	88,691	92,607
Upgrades for remaining fixture replacement costs			
Address hot water recirculation pumps for timely delivery of water to sinks and lavatories	24,478	26,607	27,782
Upgrade lighting and controls per current energy code	713,930	776,042	810,311
Replace building boilers	509,950	554,316	578,793
Replace building controls system	611,940	665,179	694,552
Replace electrical distribution system to comply with code	326,368	354,762	370,428
Upgrade technology to District standards	224,378	243,899	254,669
Building Findings - Infrastructure Subtotal	\$4,083,680	\$4,438,960	\$4,634,976

LIFE CYCLE REPLACEMENT AND REPAIR			
Allowance for renewal upgrades (casework, painting)	776,644	844,212	881,491
Life Cycle Replacement and Repair Subtotal	\$776,644	\$844,212	\$881,491

EDUCATIONAL PROGRAM			
Add Cafeteria and modernize food service (size similar to Wilkes)			
Minor Renovation/Tie-in 6,852 SF	7,877,161	8,562,474	8,940,578
Add Music Room (size similar to Wilkes, relocate from portable)			
1550 GSF	1,787,252	1,942,743	2,028,531
Add two (2) Kindergarten classrooms with toilets (3,147 GSF)	3,127,013	3,399,064	3,549,160
Collaboration and small group learning spaces			
5,000 GSF Modernization and 4,950 GSF Addition	5,508,990	5,988,272	6,252,703
Educational Program Subtotal	\$18,300,417	\$19,892,553	\$20,770,973

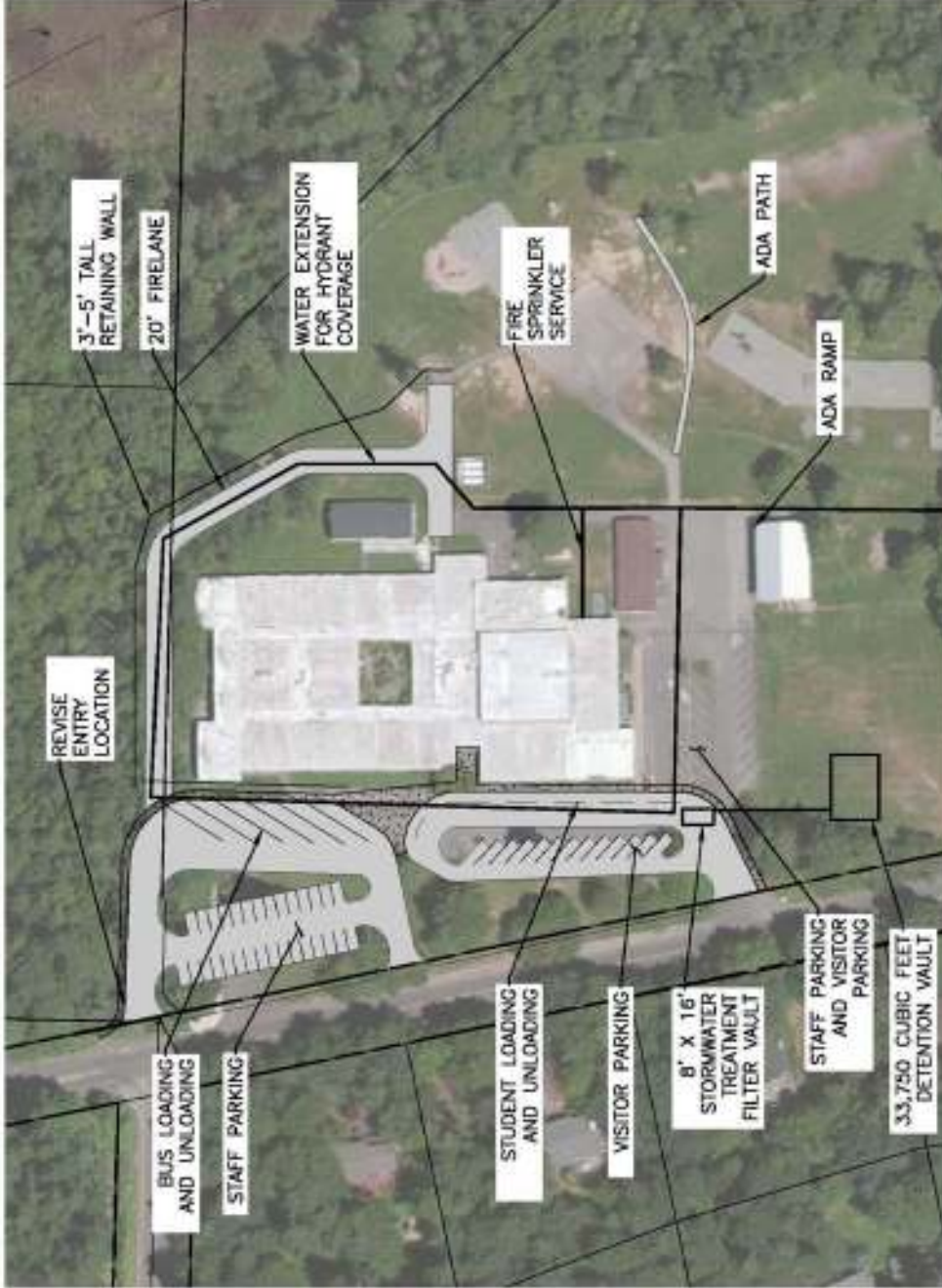
TOTAL SUMMARY OF FINDINGS	\$27,863,159	\$30,287,254	\$31,624,685
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POTENTIAL LEGISLATIVE MEASURES TO REDUCE CLASS SIZE			
McCleary Bill			
5 New Classrooms K-4 (5,780 GSF)	2,770,660	3,011,708	3,144,699
Storm Detention/Water Quality Upgrades (Additional to Summary of Findings)	1,667,537	1,812,612	1,892,654
McCleary Bill Total	\$4,438,197	\$4,824,320	\$5,037,353

TOTAL SUMMARY OF FINDINGS AND MCCLEARY BILL	\$32,301,356	\$35,111,574	\$36,662,039
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Blakely Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



FACILITIES ASSESSMENT - BLAKELY ELEMENTARY SCHOOL
 BAINBRIDGE ISLAND SCHOOL DISTRICT - MASTER PLAN - MARCH 2015

BLAKELY ELEMENTARY SCHOOL

Name: Blakely Elementary School

Address: 4704 Blakely Avenue NE
 Bainbridge, Island WA 98110

Water: Island Utility

Sewer: South Island Utility

ACCESS AND CIRCULATION

FOR BUS ACCESS:

- ASPHALT, HEAVY DUTY (24,000 SF)

FOR FIRE ACCESS:

- ASPHALT, HEAVY DUTY (11,500 SF)

FOR STUDENT LOADING/UNLOADING AND VISITOR PARKING:

- ASPHALT, LIGHT DUTY (14,500SF)

FOR ADA ACCESS:

- WALKWAY & RAMPS ALONG ENTRY (6,400 SF)

- VERTICAL CURBING (800 LF)

- PAVED RAMP TO PLAY FIELDS (1,000 SF)

FIRE

- 12" WATER EXTENSION (1,900 LF)

- FIRE HYDRANTS - 6 NEW (90 FOOT SPACING)

- FIRE SPRINKLER TO BUILDING

FIRE FLOW STORAGE:

- 165,000 ± GALLONS (1700 CFM X 120

- MINUTES)

- COULD BE ADDED TO ISLAND UTILITY

- TANK SITE

- BUILDING LAYOUT MAY REQUIRE MORE

FIRE FLOW

STORMWATER

FOR PARKING AND ACCESS IMPROVEMENTS:

- WATER QUALITY - 8'x16' (25 CARTRIDGES)

- STORMWATER FILTER VAULT

- DETENTION - 33,750 CUBIC FOOT VAULT

GRADING

RETAINING WALL, CONCRETE OR PRE-CAST

BLOCK WALL (800 FT X 4 FT AVERAGE HEIGHT)

SITE GRADING

- FIRE LANE IS THROUGH SLOPED FOREST

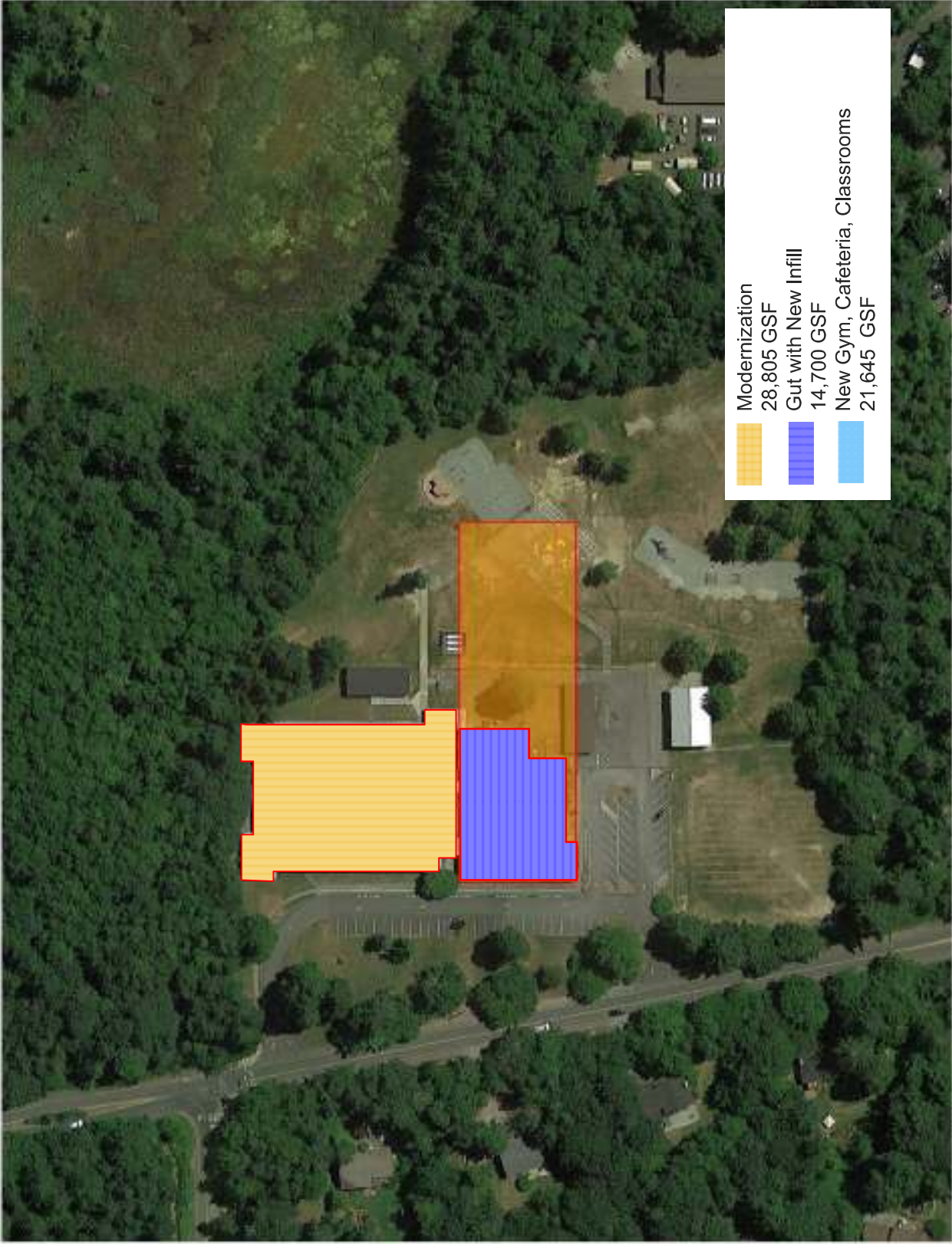
- ACCESS IMPROVEMENTS IN FLAT

LANDSCAPE



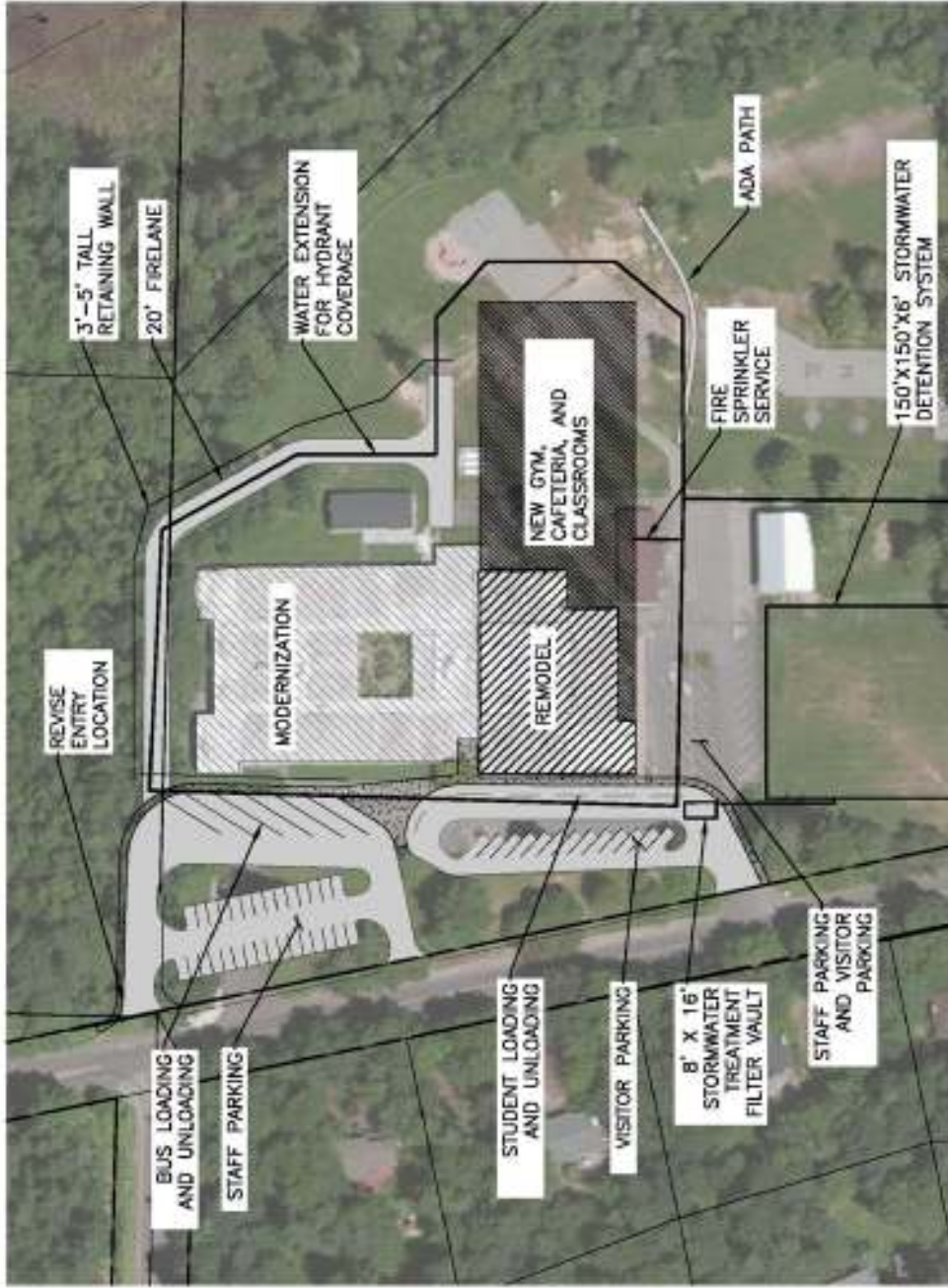
Blakely Elementary School :: MODEL PROGRAM ACCOMMODATION

65,150 GROSS SQUARE FEET



Blakely Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



FACILITIES ASSESSMENT - BLAKELY ELEMENTARY SCHOOL
 BAINBRIDGE ISLAND SCHOOL DISTRICT - MASTER PLAN - MARCH 2015

BLAKELY ELEMENTARY SCHOOL

Name: Blakely Elementary School
Address: 4704 Blakely Avenue NE
 Bainbridge, Island WA 98110
Water: Island Utility
Sewer: Smith Island Utility

ACCESS AND CIRCULATION

FOR BUS ACCESS:

- ASPHALT, HEAVY DUTY (24,000 SF)

FOR FIRE ACCESS:

- ASPHALT, HEAVY DUTY (11,500 SF)
- FOR STUDENT LOADING/UNLOADING AND VISITOR PARKING:

- ASPHALT, LIGHT DUTY (14,500SF)

FOR ADA ACCESS:

- WALKWAY & RAMPS ALONG ENTRY (6,400 SF)
- VERTICAL CURBING (800 LF)
- PAVED RAMP TO PLAY FIELDS (1,000 SF)

FIRE

- 12" WATER EXTENSION (1,900 LF)

- FIRE HYDRANTS - 6 NEW (500 FOOT SPACING)

- FIRE SPRINKLER TO BUILDING

- FIRE FLOW STORAGE:

- 165,000 ± GALLONS (1700 GPM X 120

MINUTES)

- COULD BE ADDED TO ISLAND UTILITY

TANK SITE)

- BUILDING LAYOUT MAY REQUIRE MORE

FIRE FLOW

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS:

- WATER QUALITY - \$316 (28 CARTRIDGES)

STORMWATER FILTER VAULT

DETENTION - 150,000 CUBIC FOOT VAULT

GRADING

- RETAINING WALL, CONCRETE OR PRE-CAST

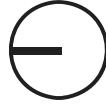
BLOCK WALL (500 FT X 4 FT AVERAGE HEIGHT)

SITE GRADING

- FIRE LANE IS THROUGH SLOPED FOREST

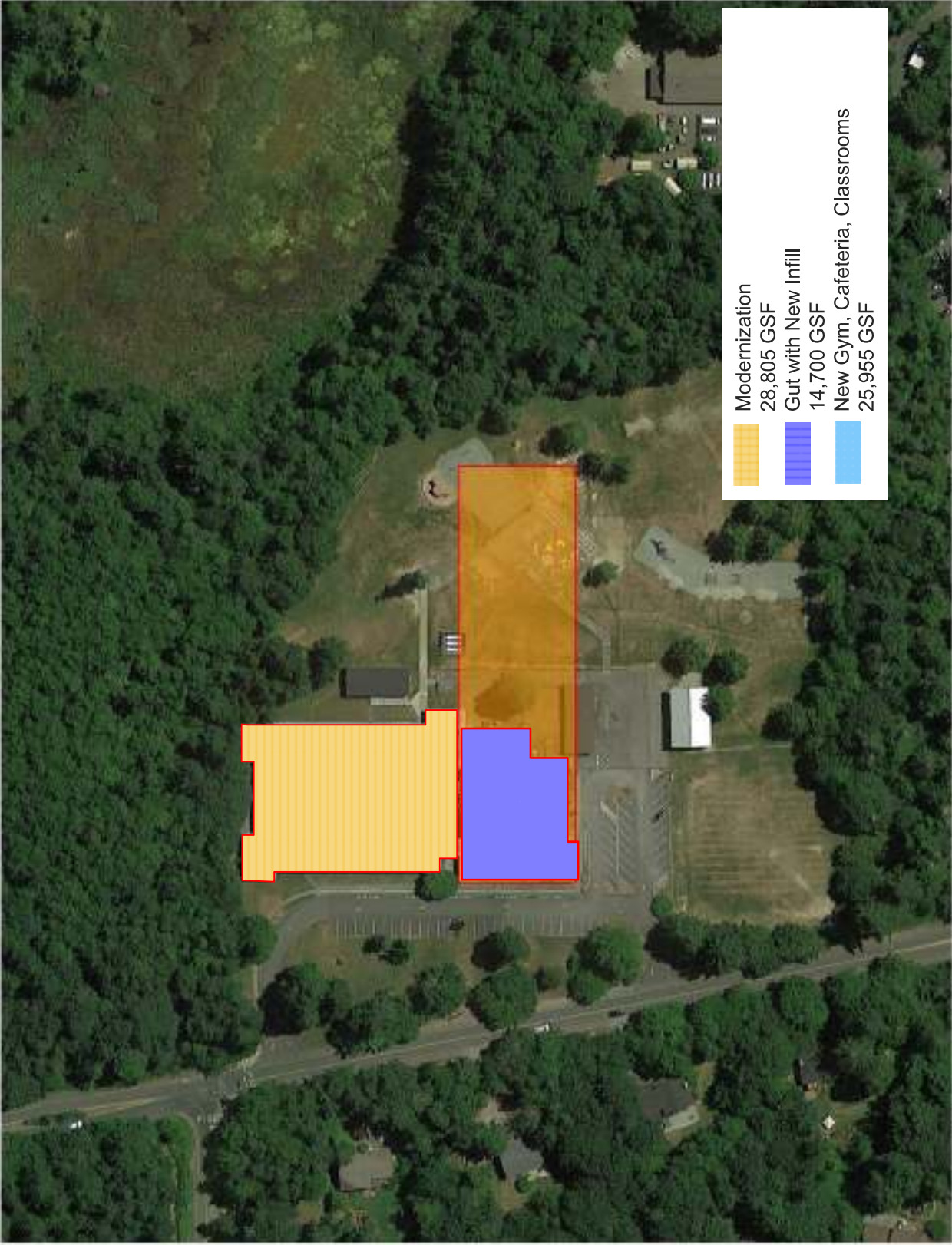
- ACCESS IMPROVEMENTS IN FLAT

LANDSCAPE



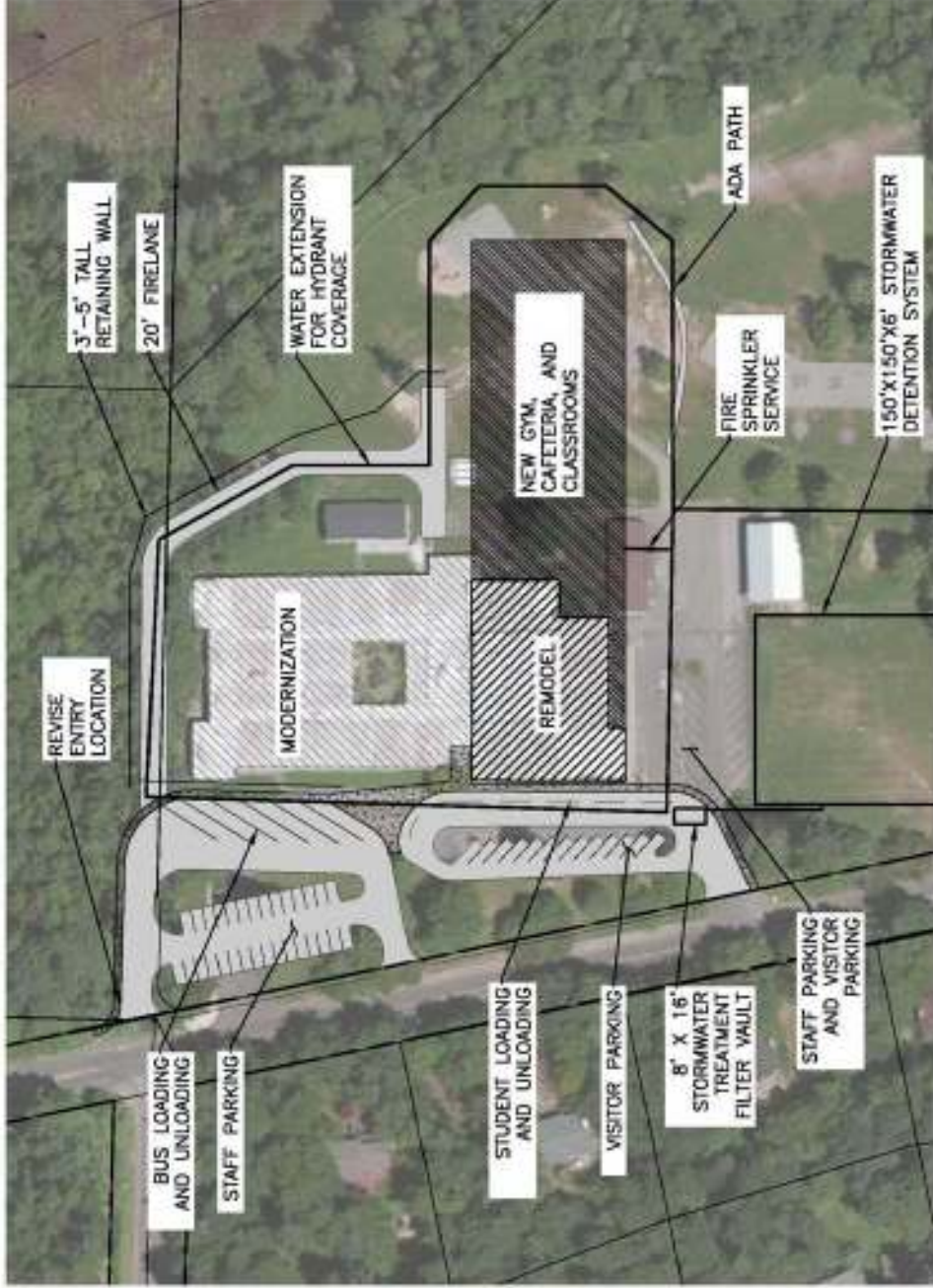
Blakely Elementary School :: McCLEARY BILL ACCOMMODATION

69,460 GROSS SQUARE FEET



Blakely Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



FACILITIES ASSESSMENT - BLAKELY ELEMENTARY SCHOOL
 BAINBRIDGE ISLAND SCHOOL DISTRICT - MASTER PLAN - MARCH 2015

BLAKELY ELEMENTARY SCHOOL

Name: Blakely Elementary School
 Address: 4704 Blakely Avenue NE
 Bainbridge, Island WA 98110
 Water: Island Utility
 Sewer: South Island Utility

ACCESS AND CIRCULATION

FOR BUS ACCESS:

- ASPHALT, HEAVY DUTY (26,000 SF)
 - FOR FIRE ACCESS
 - ASPHALT, HEAVY DUTY (11,500 SF)
- FOR STUDENT LOADING/UNLOADING AND VISITOR PARKING:
- ASPHALT, LIGHT DUTY (14,500 SF)
- FOR ADA ACCESS:
- WALKWAY & RAMPS ALONG ENTRY (6,400 SF)
 - VERTICAL CURBING (900 LF)
 - PAVED RAMP TO PLAY FIELDS (1,000 SF)

FIRE

- 12" WATER EXTENSION (1,900 LF)
- FIRE HYDRANTS - 6 NEW (900 FOOT SPACING)
- FIRE SPRINKLER TO BUILDING
- FIRE FLOW STORAGE:
 - 165,000 ± GALLONS (1700 GPM X 120 MINUTES)
- COULD BE ADDED TO ISLAND UTILITY TANK SITE
- BUILDING LAYOUT MAY REQUIRE MORE FIRE FLOW

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS:
- WATER QUALITY - 8'X16' (25 CARTRIDGES)
 - STORMWATER FILTER VAULT
 - DETENTION - 135,000 CUBIC FOOT VAULT

GRADING

- RETAINING WALL, CONCRETE OR PRE-CAST BLOCK WALL (500 FT X 4 FT AVERAGE HEIGHT)
- SITE GRADING
- FIRE LANE IS THROUGH SLOPED FOREST
- ACCESS IMPROVEMENTS IN FLAT LANDSCAPE



Elementary School Model Program

65,150 GSF (67,130 GSF WITH FUNCTIONAL SKILLS)

Core Instruction

Special Education

Functional Skills

Arts | Science | Music | STEM | Tech

Library | Media Center

Physical Education

Food Service

Commons | Cafeteria

Administration

Student Services

Faculty | Staff Support

Building Support

Assumptions:

- 450 Students (Pre-K thru 4) and create an infrastructure that supports 650
- Central food preparation is off-site
- Gymnasium to support community use
- (4) Kindergarten spaces
- (1) Developmental Preschool
- Functional Skills at Ordway only
- Interior corridors

Site:

- Model Program recommends site size of 10 acres

Elementary School Program Comparison

	ELEMENTARY SCHOOL		BLAKELY ELEMENTARY		ORDWAY ELEMENTARY	
	MODEL PROGRAM	SF	EXISTING PROGRAM	SF	EXISTING PROGRAM	SF
	T STA		T STA		T STA	
CORE INSTRUCTION	19	22,720	16 (2) ¹	14,430	16 (3) ⁴	15,089
SPECIAL EDUCATION	3	3,000	1 (1) ²	628	2	2,849
FUNCTIONAL SKILLS	1	1,510			1	897
ARTS/SCIENCE/MUSIC/TECH	4	4,550	2 (1) ³	2,615	2	2,007
LIBRARY / MEDIA CENTER	1	2,800	1	2,934	1	2,455
PHYSICAL EDUCATION	1	5,960	1	3,490	1	3,736
FOOD SERVICE		650		752		559
COMMONS/CAFETERIA		4,110				
ADMINISTRATION		1,420		1,229		1,392
STUDENT SERVICES	3	1,000	2	1,212	1	513
FACULTY / STAFF SUPPORT		660		595		1,246
BUILDING SUPPORT		2,850		2,345		8,425
NON-SCHOOL USE					2 ⁵	2,018
BUILDING ASSIGNABLE SF (without Functional Skills)		49,720		30,230		41,186
UNASSIGNABLE AREAS		15,430		13,275		13,132
TOTAL BUILDING Gross Square Footage (without Functional Skills)		65,150		43,505		54,318
Number of Teaching Stations (no Functional Skills)	31		(4)	23		26
Number of Students	450			383 ⁶		410 ⁶
SF per Student without Functional Skills	145			114		132
TOTAL BUILDING Gross Square Footage (with Functional Skills)		67,130			(3)	54,318
Number of Teaching Stations (w/ Functional Skills)	32					26
Number of Students	450					410 ⁶
SF per Student with Functional Skills	149					132
Portion of Site Area for Play Areas/Fields	91,200			174,352		141,337
Total Site Area Required	10 acres			11 acres		10 acres

¹ (2) Core classrooms in portables at Blakely are not included in the total area and number of teaching stations.
² (1) Developmental Kindergarten classroom in a portable at Blakely is not included in the total area and number of teaching stations.
³ (1) Music classroom in a portable at Blakely is not included in the total area and number of teaching stations.
⁴ (3) Classrooms in portables at Ordway are not included in the total area and number of teaching stations. (2940 GSF)
⁵ (2) Non-school Use classrooms at Ordway are included in the total area and number of teaching stations.
⁶ Number of students based on BISD October 2014 enrollment.



**THE
ROBINSON
COMPANY**

**BAINBRIDGE SCHOOL DISTRICT
BLAKELY ELEMENTARY
MASTER PLAN ESTIMATE
April 2015**

DRAFT

	Gut and Infill 14,700 GSF Addition 21,645 GSF Renovate 28,805 GSF		New Construction 65,150 GSF			
	April 2015 Construction Cost	Project Cost Escalated to 2018 Bid 13.5%	Project Cost Escalated to 2019 Bid 18%	Construction Cost	Project Cost Escalated to 2017 Bid 8.7%	Project Cost Escalated to 2018 Bid 13.5%
New Construction/Additions	\$ 6,883,110			\$ 19,935,900		
Renovation	\$ 11,528,825			N/A		
Site Development 9.6 Acres	\$ 3,200,488			\$ 4,224,000		
Building Demolitions and Abatement	\$ 435,050			\$ 435,050		
Off-Site Allowance	\$ 280,000			\$ 280,000		
Off-Site Water Storage Tank	\$ 165,000			\$ 165,000		
Sub-Total Construction Cost	\$ 22,492,473			\$ 25,039,950		
Island Premium 5%	\$ 1,124,624			\$ 1,251,998		
Portables Allowance	\$ 1,000,000			\$ -		
Total Construction Cost	\$ 24,617,097	\$ 43,307,627	\$ 45,024,670	\$ 26,291,948	\$ 43,583,504	\$ 45,508,075
5 New Classrooms K-4 (McCleary Bill)	\$ 1,734,000			\$ 1,734,000		
Total Construction w/McCleary Bill	\$ 26,351,097	\$ 46,358,167	\$ 48,196,156	\$ 28,025,948	\$ 46,457,913	\$ 48,509,412

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

Site Development Costs assumes 2.38 Acres remain undeveloped

Blakely Elementary School :: Project Capital Costs :: April 2015

65,150 GROSS SQUARE FEET

	Summary of Findings	Additions Modernization	New in Lieu
Blakely Elementary School	\$27,863,159	\$38,156,500	\$40,752,519
		Additions Modernization McCleary Bill	New in Lieu McCleary Bill
Blakely Elementary School McCleary Bill	\$32,301,356	\$40,844,200	\$43,440,219

Ordway Elementary School

Ordway Elementary School :: EXISTING CONDITION
51,943 GROSS SQUARE FEET



**ORDWAY ELEMENTARY SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1978 Original Building	46,898 GSF
1978 Covered Play Structure (@50%)	1,806 GSF
1989 Addition	335 GSF
1989 Kindergarten Building	2,904 GSF
Covered Play Structure (@50%)	2,375 GSF
Total	54,318 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid Escalation 9%	2018 Bid Escalation 13.5%
SITE FINDINGS			
Revised Bus Load and Unloading	89,588	97,382	101,682
Fire Lane Access	36,716	39,911	41,673
Pedestrian Safety Improvements	54,055	58,757	61,352
Additional Staff Parking	72,413	78,713	82,189
Stormwater Management/Detention Vault	509,950	554,316	578,793
Access Improvements	20,398	22,173	23,152
Site Findings Subtotal	\$783,120	\$851,251	\$888,841

BUILDING FINDINGS - ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Install fire sprinkler system	407,960	443,453	463,035
Install fire pump	203,980	221,726	231,517
Pump House/Enclosure	183,582	199,554	208,366
Replace fire alarm system (fire alarm panel is outdated and discontinued)	142,786	155,208	162,062
Allowance to upgrade building to ADA compliance (including access to the stage)	511,347	555,834	580,379
Abate building of asbestos containing material	357,943	389,084	406,265
Architectural Patch and Repair for Abatement/Mech/Elect/Seismic	818,156	889,335	928,607
Upgrade exterior emergency lighting	17,338	18,847	19,679

Teaching spaces suffer from lack of quality daylighting	550,746	598,661	625,097
Replace floor and wall coverings (floor leveling required over corridor exposed aggregate floors)	1,046,982	1,138,070	1,188,325
Building Findings - Health Life Safety Subtotal	\$4,240,821	\$4,609,772	\$4,813,331

BUILDING FINDINGS - INFRASTRUCTURE

Provide lateral and shear support to meet current earthquake code requirements	636,418	691,786	722,334
Structural modifications and upgrades to support program and system modernizations	848,557	922,381	963,112
Add independent air conditioning to the Computer Lab	50,995	55,432	57,879
Replace hardware at all exterior doors and provide keyless (card) access	108,109	117,515	122,704
Replace electrical distribution system to comply with code	387,562	421,280	439,883
Master clock system is not integrated into the 2010 Bogen Quantum system rack.	20,398	22,173	23,152
Upgrade technology & data closets to District standards	265,174	288,244	300,972
Replace HVAC system and controls			
(currently return air plenum is in ceiling space; not healthy)	3,161,690	3,436,757	3,588,518
Replace plumbing fixtures in health, kitchen, special needs and gym areas	101,990	110,863	115,759
Upgrade lighting and controls to current energy code	846,517	920,164	960,797
Upgrade classroom sound reinforcement and A/V to meet District standards	152,985	166,295	173,638
Building Findings - Infrastructure Subtotal	\$6,580,395	\$7,152,889	\$7,468,748

LIFE CYCLE REPLACEMENT AND REPAIR

Replace exterior asphalt surfaces and concrete walkways	0	0	0
Replace suspending ceiling tiles throughout	511,347	555,834	580,379
Allowance for renewal upgrades (casework, painting)	920,425	1,000,502	1,044,682
Life Cycle Replacement and Repair Subtotal	\$1,431,772	\$1,556,337	\$1,625,062

EDUCATIONAL PROGRAM					
Add Cafeteria and modernize food service (size similar to Wilkes) (Convert existing covered play area 6,852 SF)			6,412,527	6,695,693	
Add four (4) general classrooms (4 Class/Shared/Small Group) 6,594 GSF	5,899,289		4,239,983	4,427,213	
Add acoustic separation partition between the stage and the gymnasium	62,826		68,292	71,307	
Extend classroom walls to underside of roof deck	440,597		478,929	500,077	
Collaboration and small group learning spaces					
5,000 GSF Modernization and 4,950 GSF Addition	5,508,990		5,988,272	6,252,703	
Educational Program Subtotal	\$15,812,330	\$17,188,002		\$17,946,994	

TOTAL SUMMARY OF FINDINGS	\$28,848,438	\$31,358,252	\$32,742,977		
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POTENTIAL LEGISLATIVE MEASURES TO REDUCE CLASS SIZE					
McCleary Bill					
5 New Classrooms K-4 (5,780 GSF)	2,770,660		3,011,708	3,144,699	
Storm Detention/Water Quality Upgrades (Additional to Summary of Findings)	2,310,074		2,511,050	2,621,933	
McCleary Bill Total	\$5,080,734	\$5,522,758		\$5,766,633	

TOTAL SUMMARY OF FINDINGS AND McCLEARY BILL	\$33,929,171	\$36,881,009	\$38,509,610		
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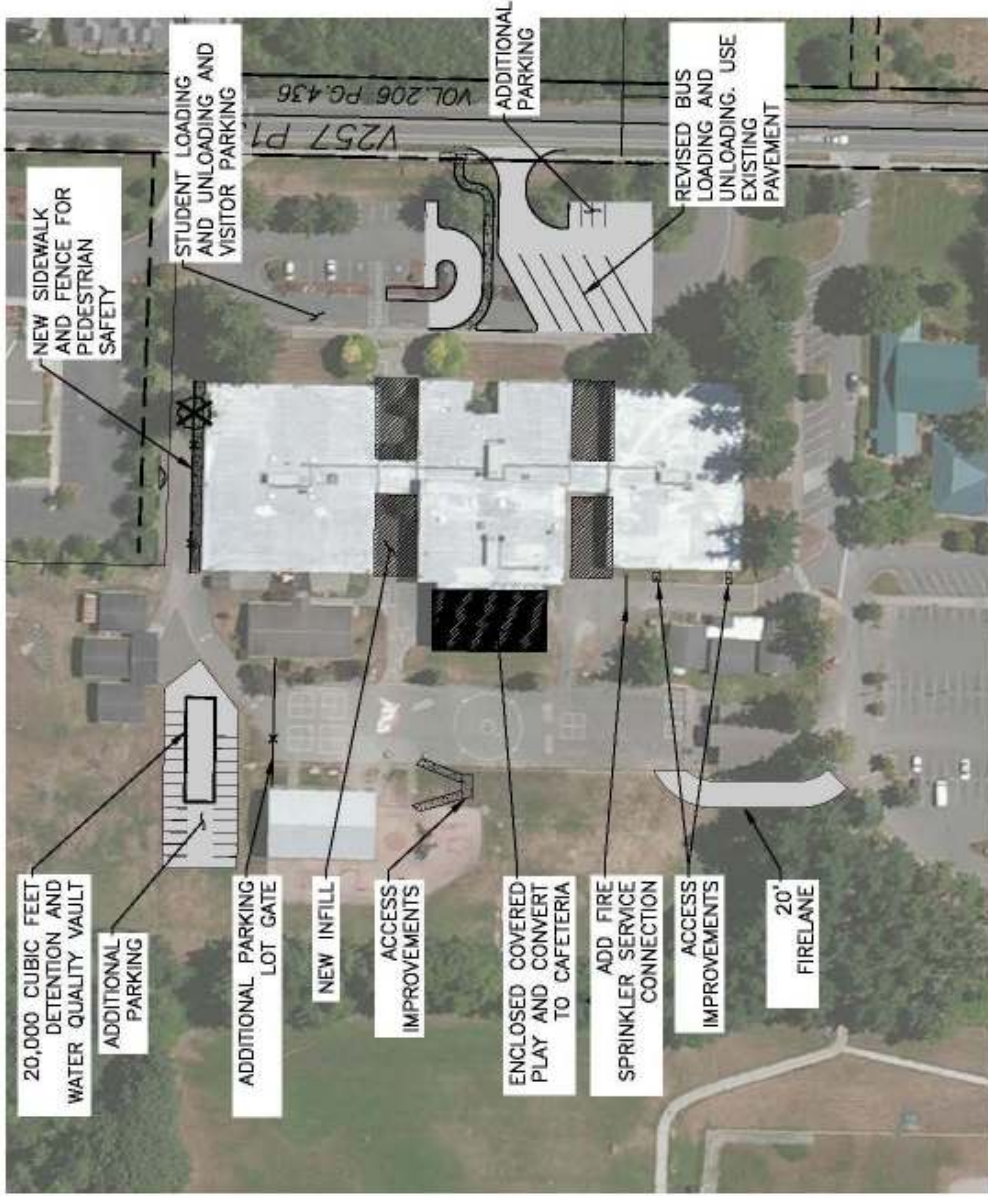
Ordway Elementary School :: PROGRAM INFILL

7,500 GROSS SQUARE FEET



Ordway Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



ORDWAY ELEMENTARY SCHOOL

Name: Ordway Elementary School
Address: 8555 Madison Ave. NE
 Bainbridge Island, WA. 98110
Water: City of Bainbridge Island
Sewer: City of Bainbridge Island

ACCESS AND CIRCULATION

FOR BUS ACCESS AND PARKING SEPARATION:

- ASPHALT LIGHT DUTY (2,700 SF)
- CONCRETE SIDEWALK (1,200 SF)
- VERTICAL CURBING (985 LF)

FOR FIRE ACCESS:

- ASPHALT HEAVY DUTY (2,750 SF)

FOR PEDESTRIAN SAFETY IMPROVEMENTS:

- CONCRETE SIDEWALK (1,100 SF)
- VERTICAL CURBING (175 LF)
- 4" CHAINLINK FENCE (140 LF)

FOR ADDITIONAL STAFF PARKING:

- ASPHALT LIGHT DUTY (8,000 SF)
- GATE (100 LF)

FIRE

- FIRE SPRINKLER TO BUILDING

ACCESS CONCRETE

- SIDEWALK (800 SF)

STORMWATER

FOR ADDITIONAL STAFF PARKING:

- DETENTION AND WATER QUALITY - 20,000 CUBIC FOOT VAULT

OTHER

FOR PEDESTRIAN SAFETY IMPROVEMENTS:

- TREE REMOVAL (1 EA)



Ordway Elementary School :: MODEL PROGRAM ACCOMMODATION

67,130 GROSS SQUARE FEET

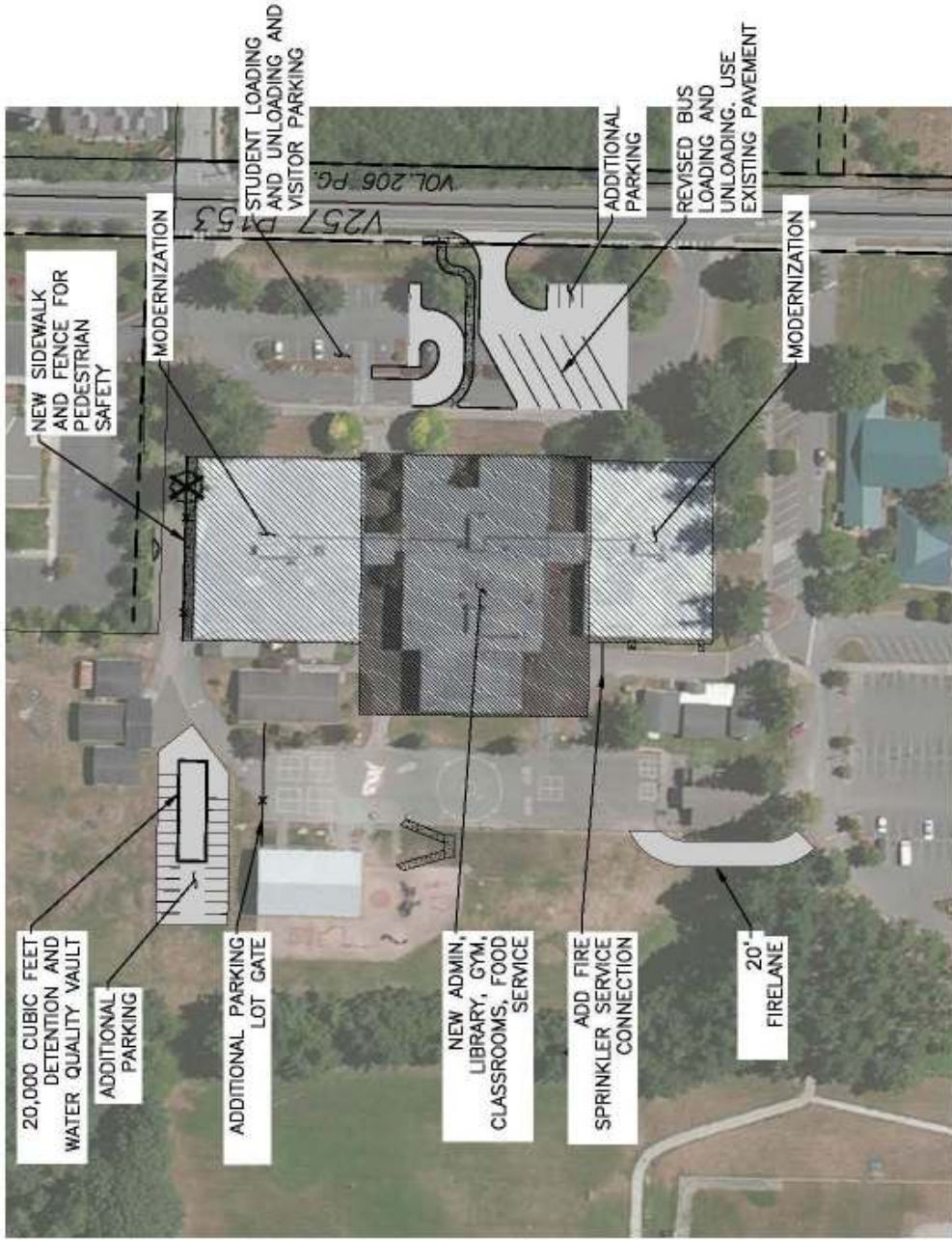


Modernization (Classrooms)
31,900 GSF
New Administration, Library, Gym, Classrooms, Food Service
35,230 GSF



Ordway Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



ORDWAY ELEMENTARY SCHOOL

Name: Ordway Elementary School

Address: 8555 Madison Ave. NE
Bainbridge Island, WA. 98110

Water: City of Bainbridge Island

Sewer: City of Bainbridge Island

PARKING/ACCESS IMPROVEMENTS

FOR BUS ACCESS AND PARKING SEPARATION:

- ASPHALT LIGHT DUTY (2,700 SF)
- CONCRETE SIDEWALK (1,200 SF)
- VERTICAL CURBING (585 LF)

FOR FIRE ACCESS:

- ASPHALT HEAVY DUTY (2,750 SF)
- FOR PEDESTRIAN SAFETY IMPROVEMENTS:
- CONCRETE SIDEWALK (1,100 SF)
- VERTICAL CURBING (175 LF)
- 4" CHAINLINK FENCE (140 LF)

FOR ADDITIONAL STAFF PARKING:

- ASPHALT LIGHT DUTY (8,000 SF)
- GATE (100 LF)

FIRE SAFETY IMPROVEMENTS

FIRE SPRINKLER TO BUILDING

STORMWATER

FOR ADDITIONAL STAFF PARKING:

- DETENTION AND WATER QUALITY - 20,000 CUBIC FOOT VAULT

OTHER

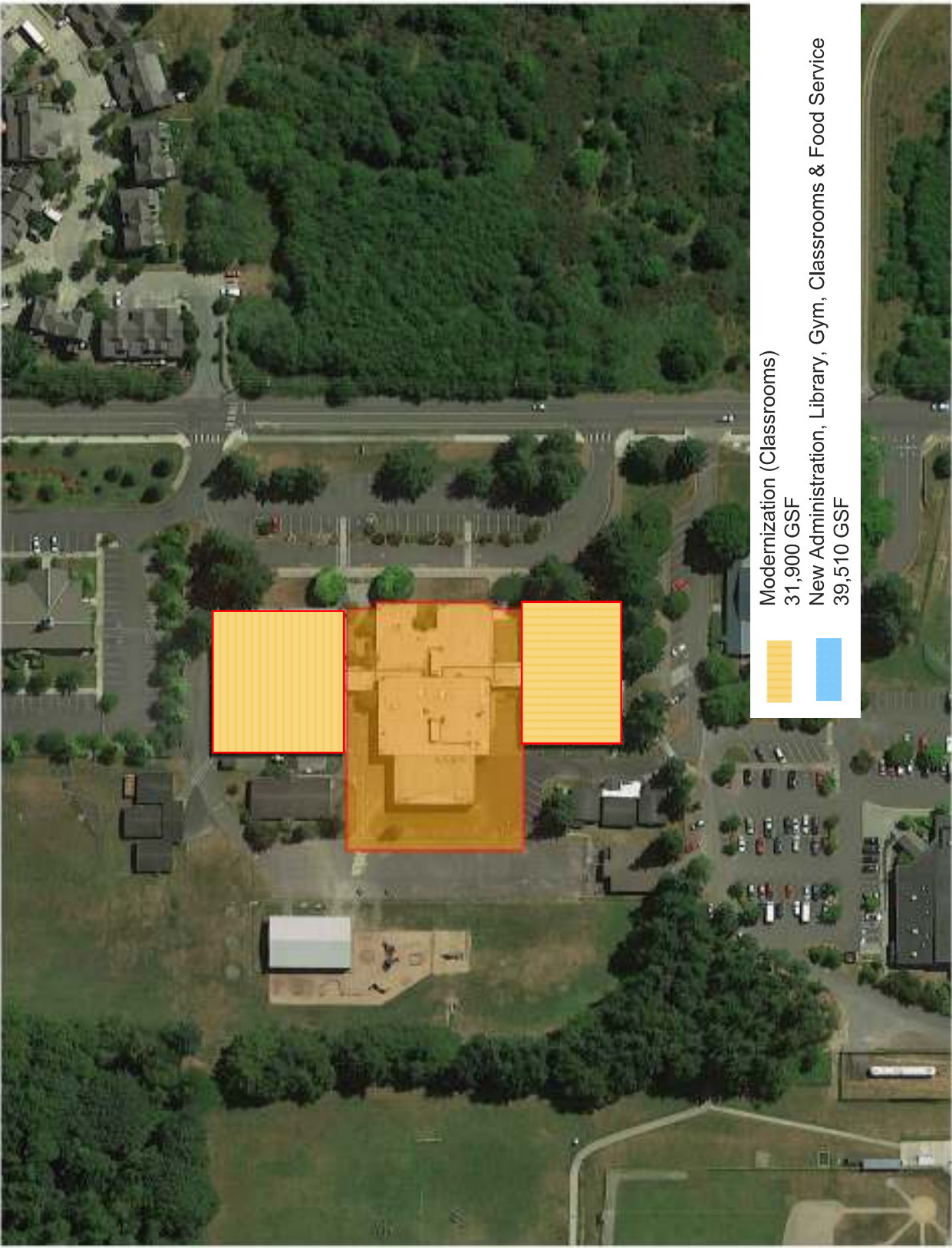
FOR PEDESTRIAN SAFETY IMPROVEMENTS:

- TREE REMOVAL (1 EA)



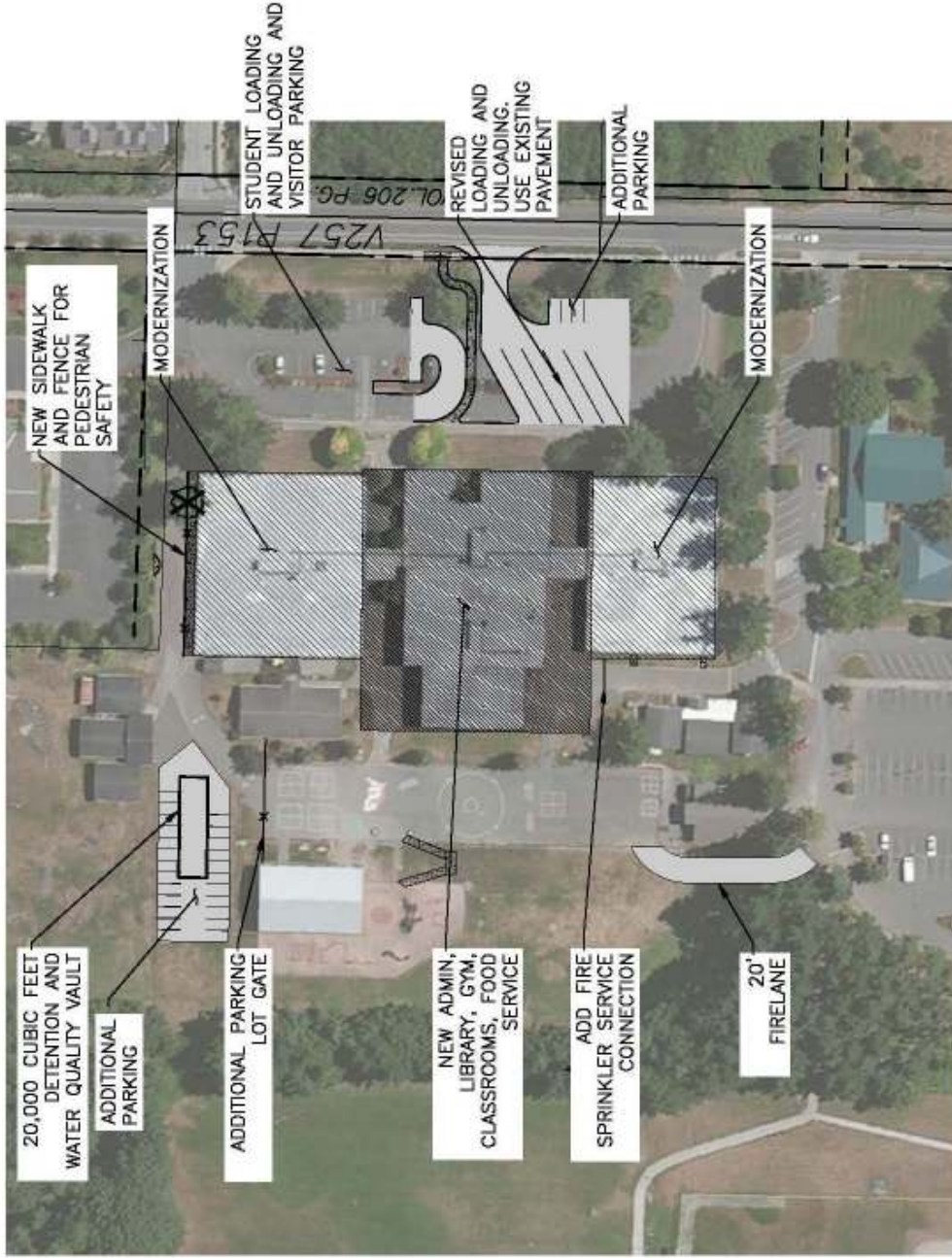
Ordway Elementary School :: McCLEARY BILL ACCOMMODATION

71,410 GROSS SQUARE FEET



Ordway Elementary School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



ORDWAY ELEMENTARY SCHOOL

Name: Ordway Elementary School
Address: 8555 Madison Ave. NE
 Bainbridge Island, WA, 98110
Water: City of Bainbridge Island
Sewer: City of Bainbridge Island

PARKING/ACCESS IMPROVEMENTS

FOR BUS ACCESS AND PARKING SEPARATION:

- ASPHALT, LIGHT DUTY (2,700 SF)
- CONCRETE SIDEWALK (1,200 SF)
- VERTICAL CURBING (865 LF)

FOR FIRE ACCESS:

- ASPHALT, HEAVY DUTY (2,750 SF)
- CONCRETE SIDEWALK (1,100 SF)
- VERTICAL CURBING (175 LF)
- 4' CHAINLINK FENCE (140 LF)

FOR ADDITIONAL STAFF PARKING:

- ASPHALT, LIGHT DUTY (8,000 SF)
- GATE (100 LF)

FIRE SAFETY IMPROVEMENTS

FIRE SPRINKLER TO BUILDING

STORMWATER

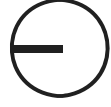
FOR ADDITIONAL STAFF PARKING:

- DETENTION AND WATER QUALITY - 20,000 CUBIC FOOT VAULT

OTHER

FOR PEDESTRIAN SAFETY IMPROVEMENTS:

- TREE REMOVAL (1 EA)



Elementary School Program Comparison

	ELEMENTARY SCHOOL		BLAKELY ELEMENTARY		ORDWAY ELEMENTARY	
	MODEL PROGRAM	SF	EXISTING PROGRAM	SF	EXISTING PROGRAM	SF
	T STA		T STA		T STA	
CORE INSTRUCTION	19	22,720	16 (2) ¹	14,430	16 (3) ⁴	15,089
SPECIAL EDUCATION	3	3,000	1 (1) ²	628	2	2,849
FUNCTIONAL SKILLS	1	1,510			1	897
ARTS/SCIENCE/MUSIC/TECH	4	4,550	2 (1) ³	2,615	2	2,007
LIBRARY / MEDIA CENTER	1	2,800	1	2,934	1	2,455
PHYSICAL EDUCATION	1	5,960	1	3,490	1	3,736
FOOD SERVICE		650		752		559
COMMONS/CAFETERIA		4,110				
ADMINISTRATION		1,420		1,229		1,392
STUDENT SERVICES	3	1,000	2	1,212	1	513
FACULTY / STAFF SUPPORT		660		595		1,246
BUILDING SUPPORT		2,850		2,345		8,425
NON-SCHOOL USE					2 ⁵	2,018
BUILDING ASSIGNABLE SF (without Functional Skills)		49,720		30,230		41,186
UNASSIGNABLE AREAS		15,430		13,275		13,132
TOTAL BUILDING Gross Square Footage (without Functional Skills)		65,150		43,505		54,318
Number of Teaching Stations (no Functional Skills)	31		(4)	23		26
Number of Students	450			383 ⁶		410 ⁶
SF per Student without Functional Skills	145			114		132
TOTAL BUILDING Gross Square Footage (with Functional Skills)		67,130			(3)	54,318
Number of Teaching Stations (w/ Functional Skills)	32					26
Number of Students	450					410 ⁶
SF per Student with Functional Skills	149					132
Portion of Site Area for Play Areas/Fields	91,200			174,352		141,337
Total Site Area Required	10 acres			11 acres		10 acres

¹ (2) Core classrooms in portables at Blakely are not included in the total area and number of teaching stations.
² (1) Developmental Kindergarten classroom in a portable at Blakely is not included in the total area and number of teaching stations.
³ (1) Music classroom in a portable at Blakely is not included in the total area and number of teaching stations.
⁴ (3) Classrooms in portables at Ordway are not included in the total area and number of teaching stations. (2940 GSF)
⁵ (2) Non-school Use classrooms at Ordway are included in the total area and number of teaching stations.
⁶ Number of students based on BISD October 2014 enrollment.



**THE
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**BAINBRIDGE SCHOOL DISTRICT
ORDWAY ELEMENTARY SCHOOL
MASTER PLAN ESTIMATE
April 2015**

DRAFT

	3,800 GSF Enclose Covered Play 50,137 GSF Renovate		7,500 GSF Infill		35,230 GSF Addition 31,900 GSF Renovation			New Construction 67,130 GSF		
	April 2015 Construction Cost	Project Cost Escalated to 2018 Bid 13.5%	Project Cost Escalated to 2019 Bid 18%	Construction Cost	Project Cost Escalated to 2018 Bid 13.5%	Project Cost Escalated to 2019 Bid 18%	Construction Cost	Project Cost Escalated to 2017 Bid 8.7%	Project Cost Escalated to 2018 Bid 13.5%	
New Construction/Additions Renovation	\$ 3,287,100	\$ 3,287,100	\$ 3,287,100	\$ 10,850,840	\$ 10,850,840	\$ 10,850,840	\$ 20,541,780	\$ 20,541,780	\$ 20,541,780	
Site Development 7.8 Acres	\$ 13,286,305	\$ 13,286,305	\$ 13,286,305	\$ 8,134,500	\$ 8,134,500	\$ 8,134,500	N/A	N/A	N/A	
Building Demolitions and Abatement	\$ 1,930,000	\$ 1,930,000	\$ 1,930,000	\$ 2,915,000	\$ 2,915,000	\$ 2,915,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	
Off-Site Allowance	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	\$ 501,370	
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Sub-Total Construction Cost	\$ 19,054,775	\$ 19,054,775	\$ 19,054,775	\$ 22,451,710	\$ 22,451,710	\$ 22,451,710	\$ 24,993,150	\$ 24,993,150	\$ 24,993,150	
Island Premium 5%	\$ 952,739	\$ 952,739	\$ 952,739	\$ 1,122,586	\$ 1,122,586	\$ 1,122,586	\$ 1,249,658	\$ 1,249,658	\$ 1,249,658	
Portables Allowance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	
Total Construction Cost	\$ 21,007,514	\$ 36,957,469	\$ 38,422,743	\$ 24,574,296	\$ 43,232,329	\$ 44,946,386	\$ 26,242,808	\$ 43,502,046	\$ 45,423,019	
5 New Classrooms K-4 (McCleary Bill)	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	\$ 1,907,400	
Total Construction w/McCleary Bill	\$ 22,914,914	\$ 40,313,062	\$ 41,911,377	\$ 26,481,696	\$ 46,587,923	\$ 48,435,021	\$ 28,150,208	\$ 46,663,895	\$ 48,724,490	

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

Ordway Elementary School :: Project Capital Costs :: April 2015

67,130 GROSS SQUARE FEET

	Summary of Findings	Additions Modernization	New in Lieu
Ordway Elementary School	\$28,848,438	\$38,090,158	\$40,676,352
	Summary of Findings	Additions Modernization McCleary Bill	New in Lieu McCleary Bill
Ordway Elementary School McCleary Bill	\$33,929,171	\$41,046,628	\$43,632,822

Wilkes Elementary School

**WILKES ELEMENTARY SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

2013 Original Building	64,034 GSF
Covered Play Structure (@50%)	1,320 GSF
<u>Total</u>	<u>65,354 GSF</u>

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid Escalation 9%	2018 Bid Escalation 13.5%
POTENTIAL LEGISLATIVE MEASURES TO REDUCE CLASS SIZE			
McCleary Bill			
5 New Classrooms K-4 (5,780 SF)	3,305,966	3,593,585	3,752,272
McCleary Bill Total	\$3,305,966	\$3,593,585	\$3,752,272
TOTAL SUMMARY OF FINDINGS AND McCLEARY BILL			
TOTAL SUMMARY OF FINDINGS AND McCLEARY BILL	\$3,305,966	\$3,593,585	\$3,752,272

Intermediate School

Sakai Intermediate School

Sakai Intermediate School :: EXISTING CONDITION
63,228 GSF



**SAKAI INTERMEDIATE SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1999 Lower Level	20,512 GSF
1999 Upper Level	41,660 GSF
1999 Covered Play Structure (@50%)	1,056 GSF
Total	63,228 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid Escalation 9%	2018 Bid Escalation 13.5%
SITE FINDINGS			
Restripe student load and unload parking area	5,100	5,543	5,788
Bus load and unload signage	5,100	5,543	5,788
Drainage improvements	15,299	16,629	17,364
Provide accessible paths to playfields and covered play	79,552	86,473	90,292
Site Findings Subtotal	\$105,050	\$114,189	\$119,231

BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY			
Replace fire alarm system	177,463	192,902	201,420
Revise relief dampers at the south building wall to avoid letting cold air into the classrooms	40,796	44,345	46,303
Provide interior relites to transfer daylight	50,995	55,432	57,879
Upgrade intercom system to include call in switch for emergency use	20,398	22,173	23,152
Building Findings - Health Life Safety Subtotal	\$289,652	\$314,851	\$328,755

BUILDING FINDINGS - INFRASTRUCTURE

Replace boilers	509,950	554,316	578,793
Replace coils in the classroom air handling units to handle cold temperatures	30,597	33,259	34,728
Rebalance hydronic flows (imbalance could be part of the above issue)	191,741	208,423	217,626
Master clock system is not integrated into the 2010 Bogen Quantum system rack	30,597	33,259	34,728
Replace 2 water heaters	12,000	13,044	13,620
Replace 2 sewer pumps (nearing the end of their expected life)	18,000	19,566	20,430
Building Findings - Infrastructure Subtotal	\$762,885	\$829,256	\$865,875

LIFE CYCLE REPLACEMENT AND REPAIR

Replace vinyl surface on the gym operable wall	44,060	47,893	50,008
Repaint interior of the building including hollow metal doors and frames	285,342	310,166	323,863
Replace HVAC controls	846,517	920,164	960,797
Upgrade lighting controls to meet current energy code	163,184	177,381	185,214
Life Cycle Replacement and Repair Subtotal	\$1,339,102	\$1,455,604	\$1,519,881

EDUCATIONAL PROGRAM

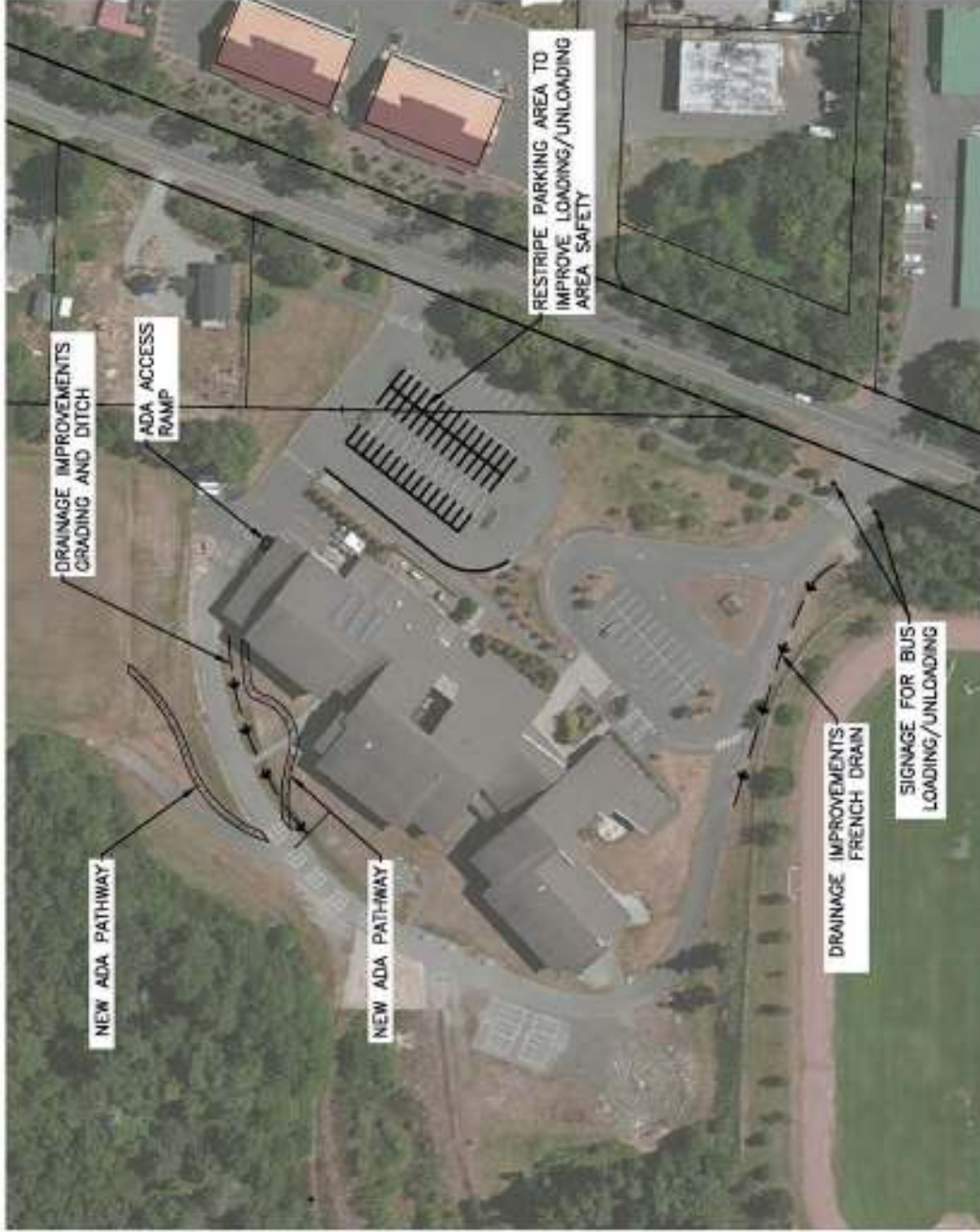
Provide acoustic wall panels at the Gymnasium	80,776	87,804	91,681
Educational Program Subtotal	\$80,776	\$87,804	\$91,681

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS	\$2,577,465	\$2,801,704	\$2,925,423
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Sakai Intermediate School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



SAKAI INTERMEDIATE SCHOOL

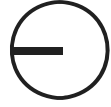
Name:	Sougi Sakai Intermediate School
Address:	9040 Sportman Club Road Bainbridge Island
Water:	City of Bainbridge Island
Sewer:	City of Bainbridge Island
Stormwater:	On-site Detention Constructed 1997

ACCESS AND CIRCULATION

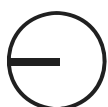
- FOR STUDENT LOADING/UNLOADING:**
- RESTRIPE STUDENT LOAD/UNLOAD & VISITOR PARKING
- FOR ADA ACCESS:**
- CONCRETE ADA PATHWAY (3,000 SF)
 - ADA ACCESS RAMP TO COVERED PLAY AREA
- FOR BUS LOADING/UNLOADING:**
- ADD SIGNAGE TO BUS LOADING/UNLOADING ZONE

DRAINAGE

- FRENCH DRAIN (225 LF)
- DITCH GRADING (240 LF)

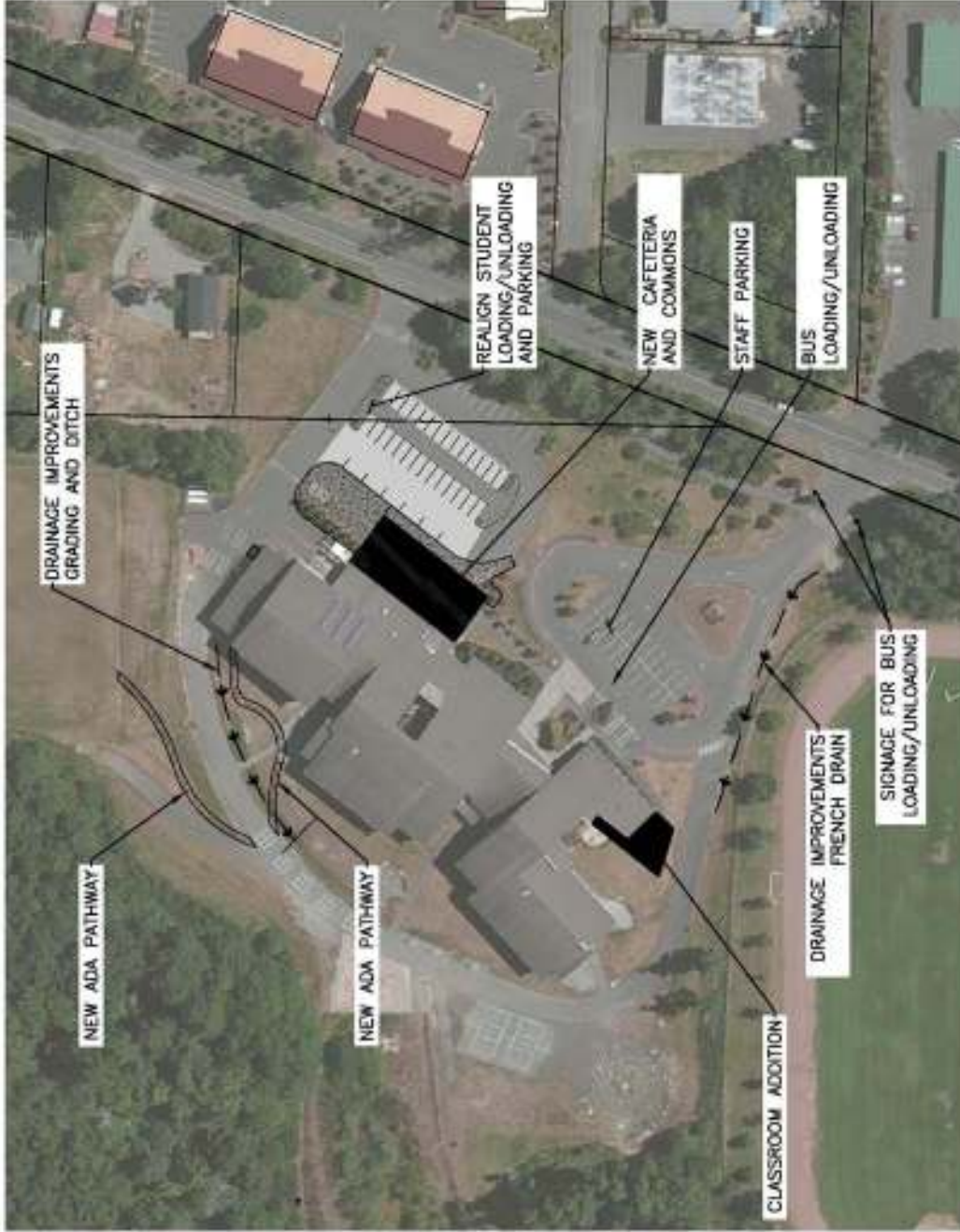


Sakai Intermediate School :: MODEL PROGRAM ACCOMMODATION
72,892 GSF



Sakai Intermediate School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



SAKAI INTERMEDIATE SCHOOL

Name: Sunnyside Intermediate School
 Address: 9443 Sportsman Club Road, Bainsbridge Island
 Water: City of Bainsbridge Island
 Sewer: City of Bainsbridge Island
 Stormwater: On-site Detention Constructed 1997

ACCESS AND CIRCULATION

- FOR STUDENT LOADING/UNLOADING:
- RESURFCE STUDENT LOAD/UNLOAD & VISITOR PARKING
- FOR ADA ACCESS:
- CONCRETE ADA PATHWAY (3,000 SF)
 - ADA ACCESS RAMP TO COVERED PLAY AREA
- FOR BUS LOADING/UNLOADING
- ADD SIGNAGE TO BUS LOADING/UNLOADING ZONE

DRAINAGE

- FRENCH DRAIN (225 LF)
- DITCH GRADING (200 LF)



Intermediate School Model Program

72,892 GSF

Core Instruction

Special Education

Functional Skills

Science

Arts | Music | STEM | Tech

Library | Media Center

Physical Education

Food Service

Commons | Cafeteria

Administration

Student Services

Faculty | Staff Support

Building Support

Assumptions:

- 600 Students (5 & 6)
- Central food preparation is at Sakai
- Personalized Learning is emphasized
- (2) Special Ed classrooms are included
- (1) Functional skills space for 8 students
- Lunch is served in (2) shifts
- Interior corridors

Site:

- Model Program recommends site size of 20 acres

Intermediate School Program Comparison

	INTERMEDIATE SCHOOL MODEL PROGRAM		SAKAI INTERMEDIATE EXISTING PROGRAM	
	T STA	SF	T STA	SF
CORE INSTRUCTION	20	22,160	20	18,914
SPECIAL EDUCATION	2	1,280	2	2,460
FUNCTIONAL SKILLS	1	1,510	2	1,180
SCIENCE	4	4,600	4	4,083
ARTS/PERFORMANCE ARTS/TECH	4	5,230	4	4,320
LIBRARY / MEDIA CENTER	1	3,822	1	2,711
PHYSICAL EDUCATION	2	6,610	2	7,166
FOOD SERVICE / COMMONS		4,800		1,950
ADMINISTRATION		1,550		1,411
STUDENT SERVICES	2	950	2	1,439
FACULTY / STAFF SUPPORT		500		595
BUILDING SUPPORT		4,260		3,281
BUILDING ASSIGNABLE SF		57,272		49,510
UNASSIGNABLE AREAS		15,620		13,718
TOTAL BUILDING GSF		72,892		63,228
Number of Teaching Stations	36		37	
Number of Students	600		574	
Square Feet per Student	121		110	
Portion of Site Area for Play Areas/Fields	434,320		107,405	
Total Site Area Required	20 acres		67.22 acres	

¹ Number of students based on BISD October 2014 enrollment.

² Site is shared with Woodward Middle School; Sakai occupies approximately 12 acres.



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**BAINBRIDGE SCHOOL DISTRICT
SAKAI INTERMEDIATE SCHOOL
MASTER PLAN ESTIMATE
April 2015**

DRAFT

Class Addition 3,808 GSF		
New Cafeteria	Project Cost Escalated to 2018 Bid 8.7%	Commons Addition 5,056 GSF
April 2015 Construction Cost	Project Cost Escalated to 2019 Bid 18%	
\$ 1,279,488		
\$ 1,842,640		
\$ 150,000		
\$ 3,272,128		
\$ 163,606		
\$ 3,435,734	\$ 5,695,331	\$ 5,946,827
Classroom Addition		
Cafeteria Commons Addition		
Sitework Allowance		
Sub-Total Construction Cost		
Island Premium 5%		
Total Construction Cost		

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

Sakai Intermediate School :: Project Capital Costs :: April 2015

72,892 GROSS SQUARE FEET

	Summary of Findings	Additions Modernization 9664 GSF
Sakai Intermediate School	\$2,557,465	\$5,325,387

Middle School

Woodward Middle School

Woodward Middle School :: EXISTING CONDITION
98,645 GSF



**WOODWARD MIDDLE SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1994 Upper Level	74,636 GSF
1994 Lower Level	18,691 GSF
1994 Basement	2,689 GSF
1994 Covered Play Structure (@50%)	2,629 GSF
Total	98,645 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid 9% Escalation	2018 Bid 13.5% Escalation
SITE FINDINGS			
Student load and unload improvements	161,960	176,051	183,825
ADA access for buses	15,299	16,629	17,364
Improve site storm water management	134,831	146,561	153,033
Improve field storm water management	44,162	48,004	50,123
Site Findings Subtotal	\$356,251	\$387,245	\$404,345

BLDG FINDINGS- ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Upgrade intercom system to include call in switch for emergency use	30,597	33,259	34,728
Replace fire alarm control	254,975	277,158	289,397
Add exhaust ventilation to the specialized learning areas	101,990	110,863	115,759
Architectural Cut/Patch and Ceiling Repair for Mech/Elect Work	293,780	319,339	333,440
Lack of access control at the entry creates a potential safety issue	114,229	124,167	129,650
Building Findings - Health Life Safety Subtotal	\$795,571	\$864,786	\$902,973

BUILDING FINDINGS - INFRASTRUCTURE

Replace HVAC units (next 5-8 years)	2,741,491	2,980,001	3,111,593
Replace air handler variable frequency drives (VFDs)	122,388	133,036	138,910
Replace HVAC controls (obsolete)	1,315,671	1,430,134	1,493,287
Building Findings - Infrastructure Subtotal	\$4,179,550	\$4,543,171	\$4,743,789

LIFE CYCLE REPLACEMENT AND REPAIR			
Replace vinyl wall covering in corridors	153,165	166,490	173,842
Repaint interior of the building	440,670	479,009	500,161
Replace water heaters	101,990	110,863	115,759
Repair or replace modular buildings (6 total)	1,040,298	1,130,804	1,180,738
Upgrade lighting and controls to meet current energy code	1,427,860	1,552,084	1,620,621
Life Cycle Replacement and Repair Subtotal	\$3,010,818	\$3,272,759	\$3,417,279

EDUCATIONAL PROGRAM			
Collaboration and small group learning spaces GSF Modernizations and 4,500 GSF Addition	4,500	5,014,848	5,451,140
Educational Program Subtotal		\$5,014,848	\$5,451,140

TOTAL SUMMARY OF FINDINGS			
TOTAL SUMMARY OF FINDINGS		\$13,510,203	\$14,685,591
			\$15,334,081

Middle School Model Program

102,825 GSF

Core Instruction

Assumptions:

Special Education

- 650 Students (7 & 8)

Functional Skills

- Central food preparation is on-site

Science

- Personalized Learning is emphasized

Arts | Music | STEM | Tech

- (2) Special Ed classrooms are included

Library | Media Center

- (1) Functional skills space for 8 students

Physical Education

- Lunch is served in (2) shifts

Food Service

- Interior corridors

Commons | Cafeteria

Site:

- Model Program recommends site size of 20 acres

Student Services

Faculty | Staff Support

Building Support

Middle School Program Comparison

	MIDDLE SCHOOL MODEL PROGRAM		WOODWARD MIDDLE SCHOOL EXISTING PROGRAM	
	T STA	SF	T STA	SF
CORE INSTRUCTION	20	23,000	19	15,946
SPECIAL EDUCATION	2	1,280	2 (1) ¹	1,760
FUNCTIONAL SKILLS	1	1,510	1	985
SCIENCE	4	5,600	3	5,109
ARTS/PERFORMANCE SPACE/TECH	9	12,230	7	12,988
LIBRARY / MEDIA CENTER	1	4,450	1	3,750
PHYSICAL EDUCATION	2	15,530	2	14,830
FOOD SERVICE / COMMONS		8,350		6,610
ADMINISTRATION		1,580		2,022
STUDENT SERVICES	2	1,125	2	2,724
FACULTY / STAFF SUPPORT		1,020		1,866
BUILDING SUPPORT		4,710		4,371
NON-SCHOOL USE			(5) ²	
BUILDING ASSIGNABLE SF		80,385		72,961
UNASSIGNABLE AREAS		22,440		25,684
TOTAL BUILDING GSF		102,825		98,645
Number of Teaching Stations	41		(6)	37
Number of Students SF per Student	650			538 ³
	158			183
Portion of Site Area for Play Areas/Fields	603,476			272,520
Total Site Area Required	20 acres			67.2 acres ⁴

¹ (1) Special Education program in a portable is not included in the total area and number of teaching stations.

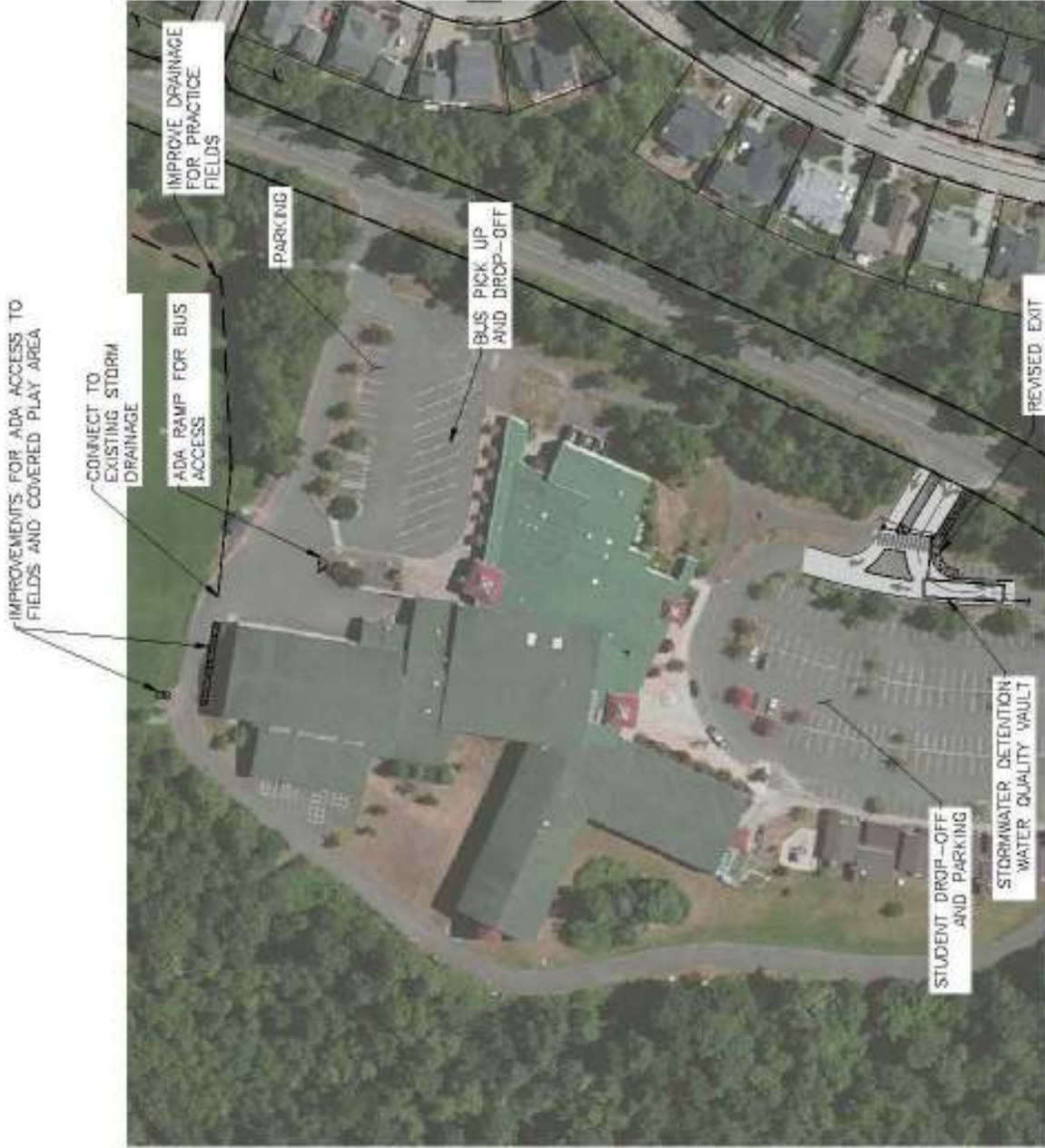
² (5) Non-school use portables at Woodward are not included in the total area and number of teaching stations

³ Number of students based on BISD October 2014 enrollment.

⁴ Site is shared with Sakai Intermediate School; Woodward occupies approximately 18 acres.

Woodward Middle School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



WOODWARD MIDDLE SCHOOL

Name:	Woodward Middle School
Address:	5125 Sportman Club Rd Bainbridge Island, WA 98110
Water:	City of Bainbridge Island
Storm:	City of Bainbridge Island

ACCESS AND CIRCULATION

- FOR STUDENT LOADING/UNLOADING:
- ASPHALT, HEAVY DUTY (7,500 SF)
 - VERTICAL CURBING (400 LF)
 - LANDSCAPING (1,000 SF)
 - SIDEWALK/RAMP (1,300 SF)
 - NEW GATES AT REVERSED EXIT
- FOR ADA ACCESS:
- SIDEWALK/RAMP (500 SF)

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS:
- RETENTION AND WATER QUALITY - 20,000 CUBIC FOOT VAULT
 - STORM DRAIN (500 LF)
 - CATCH BASIN (2 EA, LESS THAN 4 FEET DEEP)
- FOR PRACTICE FIELD DRAINAGE:
- FRENCH DRAIN (250 LF)
 - STORM DRAIN (120 LF)
 - CATCH BASINS (3 EA, LESS THAN 4 FEET DEEP)

Woodward Middle School :: MODEL PROGRAM ACCOMMODATION
102,825 GSF

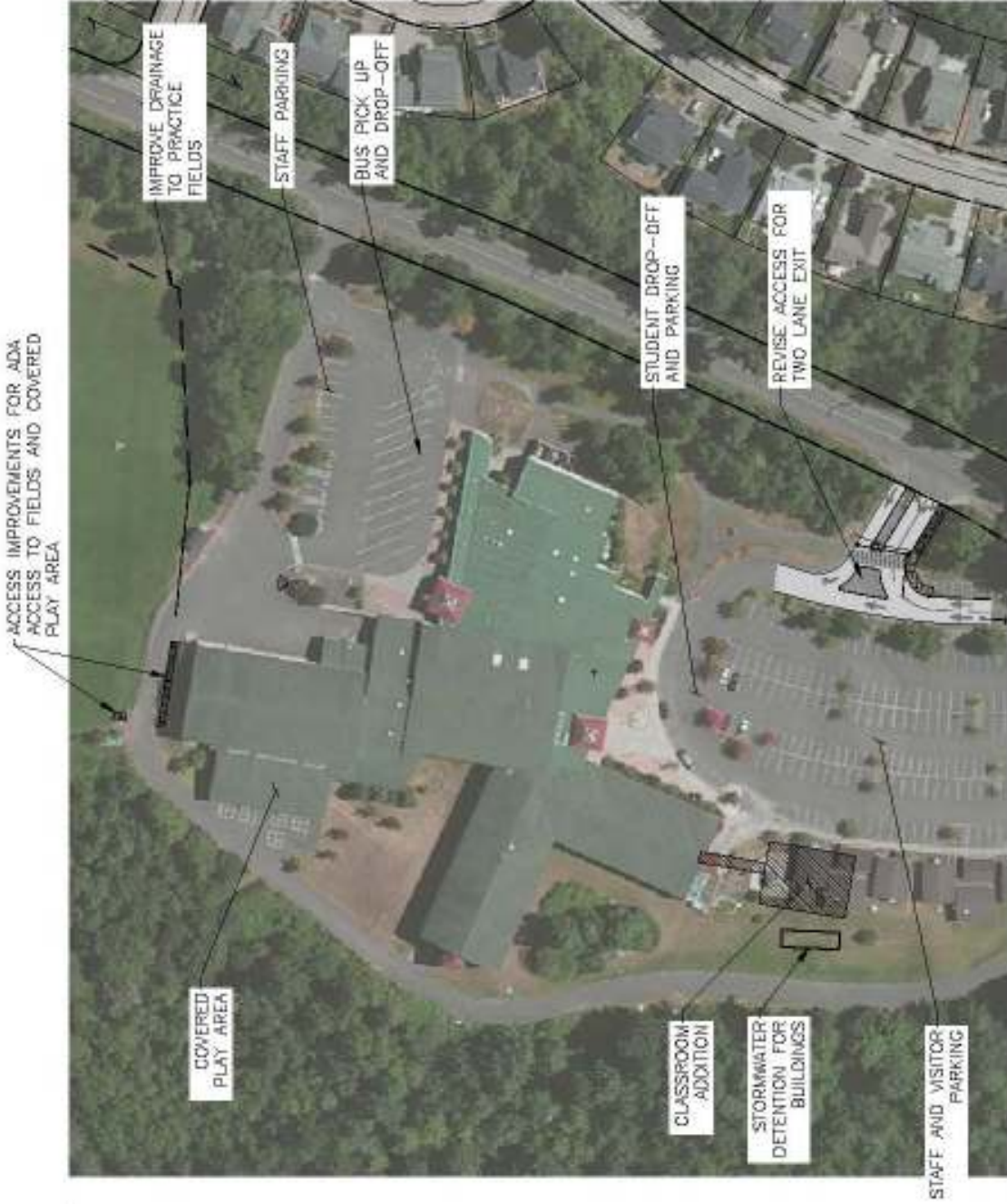


Permanent Classrooms to replace 6 portables
4,300 GSF



Woodward Middle School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



WOODWARD MIDDLE SCHOOL

Name: Woodward Middle School

Address: 9125 Sportman Club Rd
Bainbridge Island, WA 98110

Water: City of Bainbridge Island

Sewer: City of Bainbridge Island

ACCESS AND CIRCULATION

- FOR STUDENT LOADING/UNLOADING:
- ASPHALT, HEAVY DUTY (7,500 SF)
 - VERTICAL CURBING (600 LF)
 - LANDSCAPING (1,300 SF)
 - SIDEWALK/RAMP (1,500 SF)
 - NEW GATE AT REVERSED EXIT FOR ADA ACCESS

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS FOR DETENTION AND WATER QUALITY -
- 20,000 CURB FOOT VAULT
 - STORM DRAIN (200 LF)
 - CATCH BASIN (2 EA, LESS THAN 4 FEET DEEP)
- FOR PRACTICE FIELD DRAINAGE:
- FRENCH DRAIN (200 LF)
 - STORM DRAIN (120 LF)
 - CATCH BASINS (2 EA, LESS THAN 4 FEET DEEP)





THE
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COMPANY

**BAINBRIDGE SCHOOL DISTRICT
WOODWARD MIDDLE SCHOOL
MASTER PLAN ESTIMATE
April 2015**

DRAFT

General Classroom Addition 4,300 GSF			
	April 2015 Construction Cost	Project Cost Escalated to 2017 Bid 8.7%	Project Cost Escalated to 2018 Bid 13.5%
Classroom Addition	\$ 1,505,000		
Demo 6 Portable Classrooms (2 RR Portables)	\$ 40,000		
Sitework Allowance	\$ 500,000		
Sub-Total Construction Cost	\$ 2,045,000		
Island Premium 5%	\$ 102,250		
Total Construction Cost	\$ 2,147,250	\$ 3,559,443	\$ 3,716,621

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

Woodward Middle School :: Project Capital Costs :: April 2015
102,825 GROSS SQUARE FEET

	Summary of Findings	Additions Modernization 4,300 GSF
Woodward Middle School	\$13,510,203	\$3,328,237

Bainbridge High School

Bainbridge Island High School :: EXISTING CONDITION



1

100 Building

Bainbridge Island High School :: 100 Building



100 Building :: 41,509 GSF



Bainbridge High School Site HEALTH | LIFE SAFETY IMPROVEMENTS

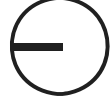


BAINBRIDGE HIGH SCHOOL

Name: Bainbridge High School
Address: 9830 NE High School Road
Bainbridge Island, WA 98140
Water: City of Bainbridge Island
Sewer: City of Bainbridge Island

FIRE

- 6" FIRE SPRINKLER SERVICE TO 100 BUILDING
- DOUBLE CHECK VALVE IN VAULT
- OUTSIDE
- 6' DI WATER PIPE 75 LF



**BAINBRIDGE HIGH SCHOOL - 100 BUILDING
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1970 Main Floor	41,509 GSF
Total	41,509 GSF

Description of Improvement	Project Cost 2015	Project Cost 2017 Bid 9% Escalation	Project Cost 2018 Bid 13.5% Escalation
BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY			
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	101,990	110,863	115,759
Upgrade intercom system to include call in switch for emergency use	12,239	13,304	13,891
Add fire sprinkler system	326,368	354,762	370,428
Fire Service to Building	41,306	44,900	46,882
Replace non-functioning drinking fountains (all are non-functioning)	24,478	26,607	27,782
Replace galvanized domestic water piping with copper	530,348	576,488	601,945
Replace egress lighting with emergency type	17,950	19,512	20,374
Teaching spaces lack adequate access to daylight	0	0	0
Add exhaust ventilation to the specialized learning areas <i>(Includes Home & Family Life, Art Room and Wood Shop)</i>	183,582	199,554	208,366
Building Findings - Health Life Safety Subtotal	\$1,238,261	\$1,345,989	\$1,405,426
BUILDING FINDINGS - INFRASTRUCTURE			
Replace roofing (add insulation to entire roof)	1,372,041	1,491,408	1,557,266
Repair replace the canopy open atrium floor framing and deck to address rot	305,970	332,589	347,276
Replace the entire HVAC system (assume rooftop hydronic unit type, also potential health issue)	2,753,730	2,993,305	3,125,484
Provide lateral and shear support to meet current earthquake code requirements	803,681	873,601	912,178

Structural modifications and upgrades to support program and system modernization	1,227,960	1,334,792	1,393,734
Architectural Patch and Repair for Mech/Elect/Seismic	677,360	736,291	768,804
Replace electrical distribution panels and circuitry	305,970	332,589	347,276
Replace voice and data system to meet District standards	112,189	121,949	127,335
Building Findings - Infrastructure Subtotal	\$7,558,901	\$8,216,526	\$8,579,353

LIFE CYCLE REPLACEMENT AND REPAIR

Most door hardware is failing and does not meet current code (replace)	202,552	220,174	229,897
Repaint interior of the building	211,675	230,091	240,251
Modest renewal allowance for the entire building (ceilings, flooring, paint; \$800,000 theater large group instruction space (LGI) allowance)	5,865,343	6,375,628	6,657,164
Replace all plumbing fixtures throughout the building	301,890	328,155	342,646
Life Cycle Replacement and Repair Subtotal	\$6,581,461	\$7,154,048	\$7,469,958

EDUCATIONAL PROGRAM

Collaboration and small group learning spaces

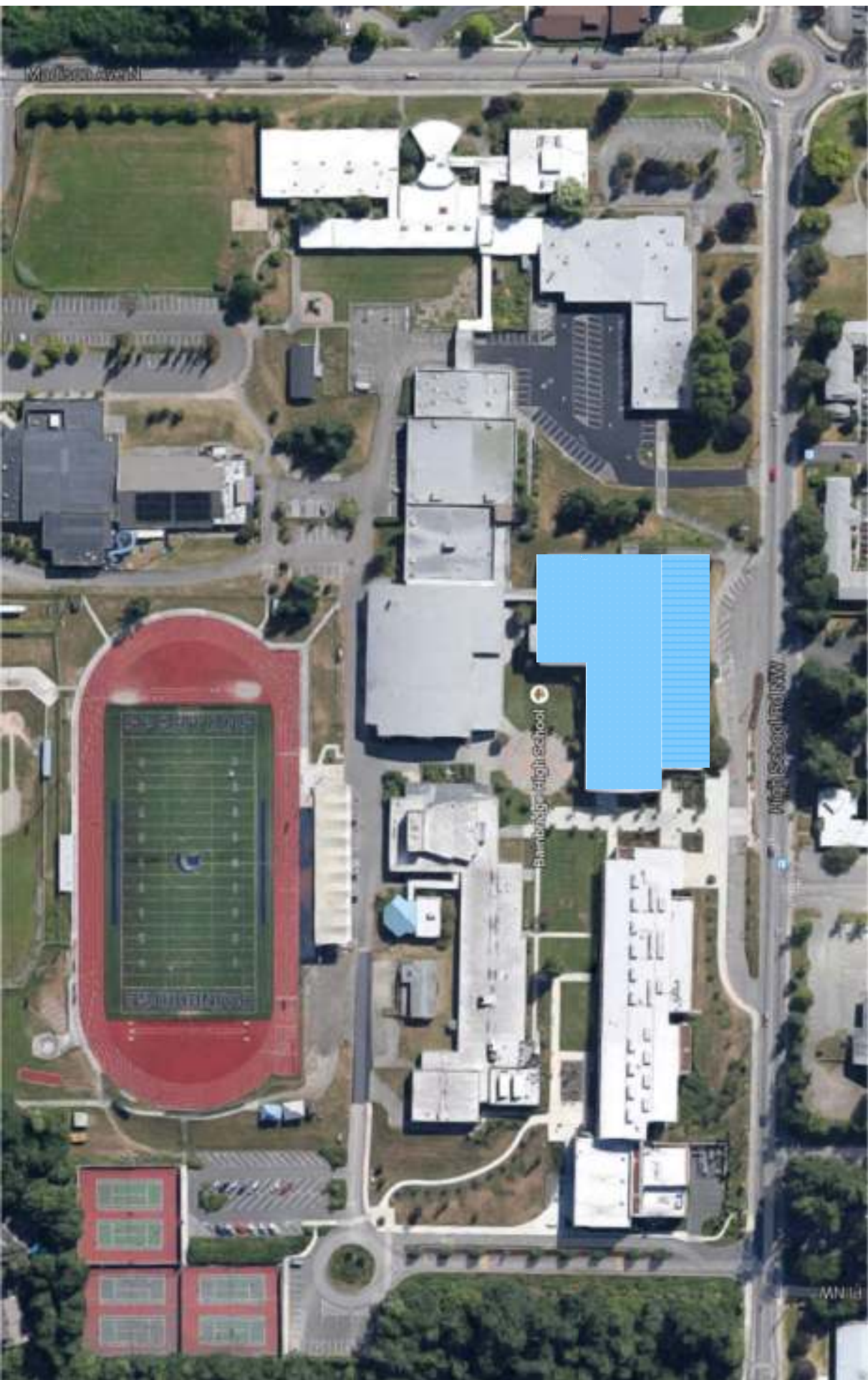
Educational Program Subtotal

TOTAL SUMMARY OF FINDINGS

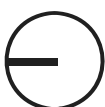
TOTAL SUMMARY OF FINDINGS	\$15,378,622	\$16,716,562	\$17,454,736
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300 Building

Bainbridge Island High School :: 300 Building



300 Building :: 64,216 GSF



**BAINBRIDGE HIGH SCHOOL - 300 BUILDING
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1981	Main Floor	19,182 GSF
1999	Main Floor	24,058 GSF
1999	Second Floor	20,976 GSF
Total		64,216 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid 9% Escalation	2018 Bid 13.5% Escalation

BUILDING FINDINGS - ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Replace cement asbestos board soffits and fascia panels around perimeter of the building	199,248	216,582	226,146
Upgrade intercom system to include call in switch for emergency use	196,482	213,576	223,007
Science classrooms on the first floor lack adequate access to daylight - add relites to 5 classrooms	30,597	33,259	34,728
Add fall protection to the vaulted roof	101,990	110,863	115,759
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	163,184	177,381	185,214
Building Findings - Health Life Safety Subtotal	\$691,500	\$751,661	\$784,853

BUILDING FINDINGS - INFRASTRUCTURE

Corroding roofing fasteners worn finish - Replace metal and membrane roof and add insulation	1,886,223	2,050,325	2,140,864
Replace water heaters	20,398	22,173	23,152
Replace plumbing fixtures in 1981 portion of the building	122,388	133,036	138,910
Upgrade telephone, technology infrastructure and data closets to District standards	265,174	288,244	300,972
Replace hydronic fan coil units in the mechanical mezzanine and controls	785,323	853,646	891,342

Improper ventilation in the Art Room	81,592	88,691	92,607
Upgrade master clock to Bogen Quantum series	21,418	23,281	24,309
Building Findings - Infrastructure Subtotal	\$3,182,516	\$3,459,395	\$3,612,156

LIFE CYCLE REPLACEMENT AND REPAIR

Modest renewal allowance for the entire building	2,816,238	3,061,250	3,196,430
Life Cycle Replacement and Repair Subtotal	\$2,816,238	\$3,061,250	\$3,196,430

EDUCATIONAL PROGRAM

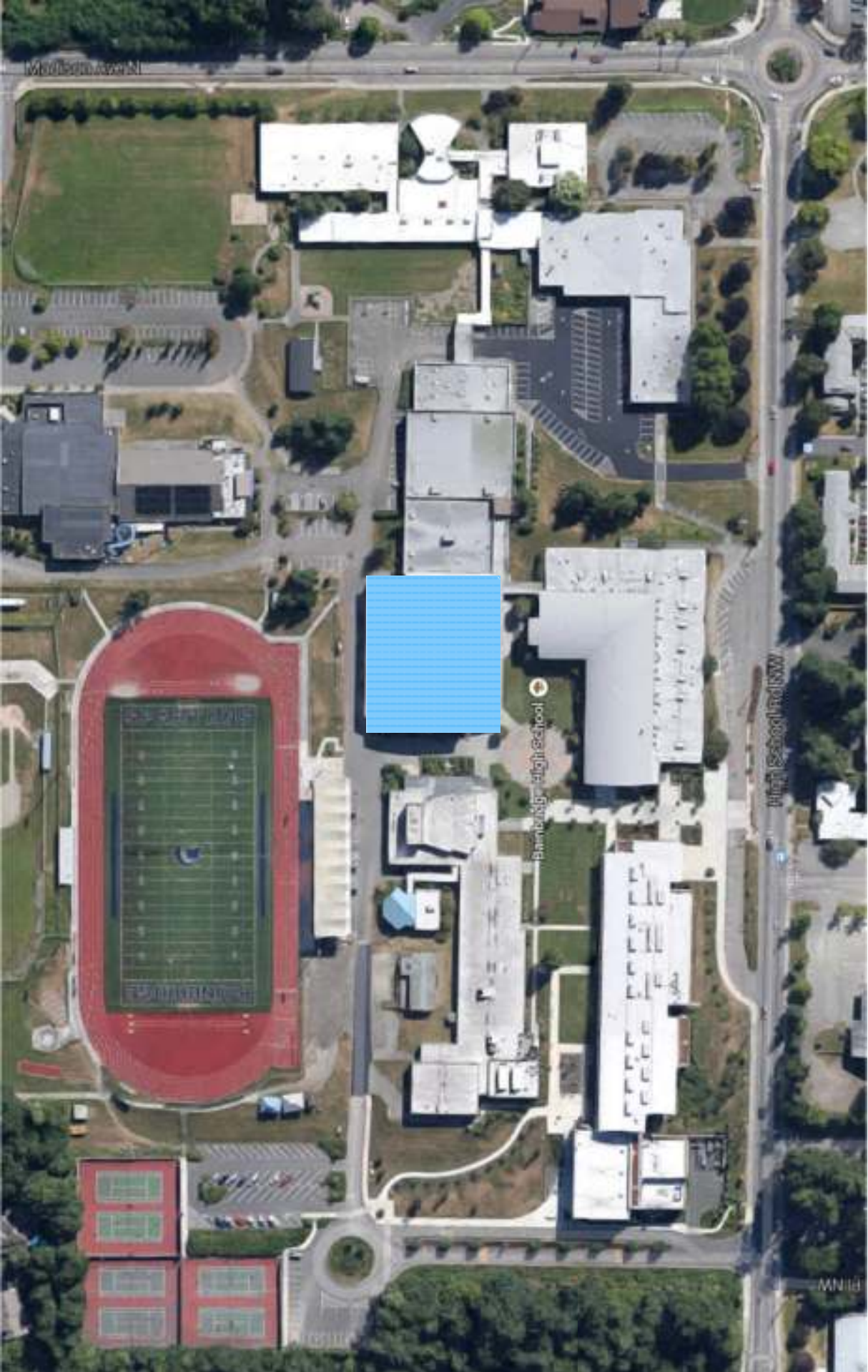
Daylighting	0	0	0
Educational Program Subtotal	0	0	0

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS	\$6,690,254	\$7,272,306	\$7,593,439
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400 Building

Bainbridge Island High School :: 400 Building



400 Building :: 36,144 GSF



Bainbridge Island High School :: 400 Building

BAINBRIDGE HIGH SCHOOL - 400 BUILDING SUMMARY OF FINDINGS AND CAPITAL COSTS

1999	Main Floor	26,183 GSF
1999	Upper Floor	9,961 GSF
Total		36,144 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid Escalation	2018 Bid Escalation

BUILDING FINDINGS - ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Upgrade intercom telephone voice/data system to current District standards	73,433	79,821	83,346
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	61,194	66,518	69,455
Building Findings - Health Life Safety Subtotal	\$134,627	\$146,339	\$152,801

BUILDING FINDINGS - INFRASTRUCTURE

Corroding roofing fasteners worn finish	1,431,980	1,556,563	1,625,298
Replace Boiler Room burners	199,900	217,292	226,887
Add fall protection to the vaulted roof	101,990	110,863	115,759
Upgrade master clock to Bogen Quantum series	11,219	12,195	12,733
Building Findings - Infrastructure Subtotal	\$1,745,090	\$1,896,912	\$1,980,677

Bainbridge Island High School :: 400 Building

LIFE CYCLE REPLACEMENT AND REPAIR

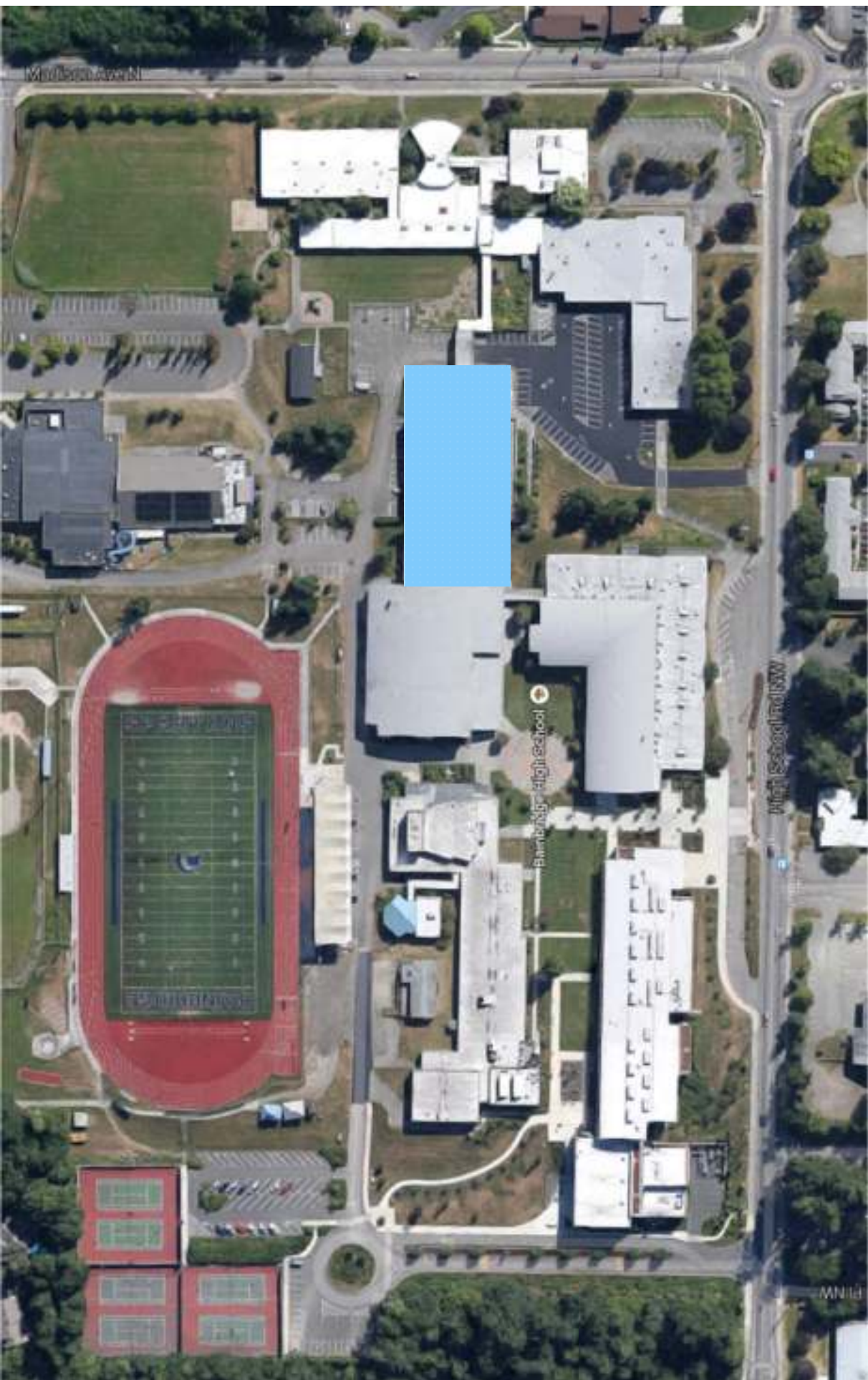
Replace damaged mechanical grilles in Gymnasium	32,637	35,476	37,043
Modest renewal allowance for the entire building (especially the locker rooms) paint, refinish floors, new lockers, new equipment	2,211,796	2,404,222	2,510,388
Life Cycle Replacement and Repair Subtotal	\$2,244,433	\$2,439,698	\$2,547,431

TOTAL SUMMARY OF FINDINGS

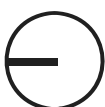
TOTAL SUMMARY OF FINDINGS	\$4,124,149	\$4,482,950	\$4,680,909
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500 Building

Bainbridge Island High School :: 500 Building



500 Building :: 32,818 GSF



**BAINBRIDGE HIGH SCHOOL - 500 BUILDING
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1981	Middle Floor	5,839 GSF
1981	Upper Floor	6,796 GSF
1981	Lower Floor	20,183 GSF
(Includes Gym, Commodore Kitchen/Commons, BISD Boardroom)		
Total		32,818 GSF

Description of Improvement	Project Cost	Project Cost	Project Cost
	2015	2017 Bid 9% Escalation	2018 Bid 13.5% Escalation

BUILDING FINDINGS - ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Replace cement asbestos board soffits and fascia panels around perimeter of the building	305,664	332,257	346,929
Add fire sprinkler system	244,776	266,072	277,821
Cut/Patch/Ceilings at Mech/Electrical Upgrades	535,537	582,129	607,835
Add roof tie off system	101,990	110,863	115,759
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	50,995	55,432	57,879
Building Findings - Health Life Safety Subtotal	\$1,238,962	\$1,346,752	\$1,406,222

BUILDING FINDINGS - INFRASTRUCTURE

Upgrade exterior building envelope to increase energy performance and reduce heat loss	3,329,443	3,619,105	3,778,918
Replace plumbing fixtures	183,582	199,554	208,366
Replace water heater with larger capacity size	101,990	110,863	115,759
Upgrade telephone, technology infrastructure and data closets to District standards	17,338	18,847	19,679
Install new exhaust system and make-up air units at the Wrestling Gymnasium (Assume <i>only a new exhaust fan, duct, etc. not in total</i>)	132,587	144,122	150,486
Replace entire HVAC system to eliminate over-pressurization of the building	1,937,810	2,106,399	2,199,414

Replace switchboard and electrical distribution system	163,184	177,381	185,214
Upgrade illumination and lighting control except in Gyms	93,831	101,994	106,498
Upgrade master clock to Bogen Quantum series	10,199	11,086	11,576
Building Findings - Infrastructure Subtotal	\$5,969,964	\$6,489,351	\$6,775,909

LIFE CYCLE REPLACEMENT AND REPAIR

Repaint interior of the building	167,355	181,915	189,948
Replace air grilles in the Gymnasium with heavy-duty grilles	32,637	35,476	37,043
Renovate interior of the Lower Gym (floors, walls, wall coverings, doors, hardware, signs, equipment)	3,347,108	3,638,306	3,798,967

Life Cycle Replacement and Repair Subtotal **\$3,547,100** **\$3,855,698** **\$4,025,959**

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS **\$10,756,027** **\$11,691,801** **\$12,208,090**

High School Model Program

Core Instruction

Special Education

Functional Skills

Science

Arts | Music | STEM | Tech

Library | Media Center

Physical Education

Food Service

Commons | Cafeteria

Administration

Student Services

Faculty | Staff Support

Building Support

Assumptions:

- 1450 Students (9 thru 12)
- Central food preparation is on-site
- Personalized Learning is emphasized
- Increase Opportunities for Collaboration
- Full-time staff will be assigned to a specific classroom
- Part-time staff share classrooms
- Lunch is served in (2) shifts
- Interior corridors

Site:

- Model Program recommends site size of 40 acres

Bainbridge Island High School :: Main Campus



100 Building Replacement



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**BAINBRIDGE SCHOOL DISTRICT
BAINBRIDGE HIGH SCHOOL
BUILDING 100 & 600 REPLACEMENT
MASTER PLAN ESTIMATE
April 2015**

DRAFT

Model Program 42,900 GSF			
	April 2015 Construction Cost	Project Cost Escalated to 2017 Bid 8.7%	Project Cost Escalated to 2018 Bid 13.5%
600 seat Theater (22,971 GSF)	\$ 8,039,850		
Music Art Special Ed Functional Skills (19,929 GSF)	\$ 6,476,925		
Theater Equipment Allowance	\$ 1,170,000		
Demo Abatement Buildings 100 & 600	\$ 553,900		
Sitework Allowance 2.5 Acre	\$ 1,125,000		
Sub-Total Construction Cost	\$ 17,365,675		
Island Premium 5%	\$ 868,284		
Total Construction Cost	\$ 18,233,959	\$ 30,225,978	\$ 31,560,703

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

Bainbridge High School :: Project Capital Costs :: April 2015

	Summary of Findings	New in Lieu
100 Building	\$15,378,622	\$28,262,636
300 Building	\$6,690,254	
400 Building	\$4,124,149	
500 Building	\$10,756,027	

Commodore Options School

COMMODORE OPTIONS SCHOOL (K-12)

1948	Original Building	20,538 GSF
1949	Addition	4,381 GSF
1970	Addition	13,127 GSF
1978	Addition	4,274 GSF
1981	Addition	13,021 GSF
1948	Covered Playshed (@50%)	998 GSF
		56,339 GSF

	Project Cost 2015	Project Cost 2017 Bid 9% Escalation	Project Cost 2018 Bid 13.5% Escalation
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SUMMARY OF FINDINGS AND CAPITAL COSTS

BUILDING FINDINGS - ACCESSIBILITY (ADA) | HEALTH | LIFE SAFETY

Install fire sprinkler system	356,965	388,021	405,155
Install fire pump	203,980	221,726	231,517
Pump House/Enclosure	183,582	199,554	208,366
Fire service to building	40,796	44,345	46,303
ADA ramp and walkway from Madison Avenue	71,393	77,604	81,031
Replace galvanized domestic water piping with copper	611,940	665,179	694,552
Provide lateral and shear support to meet current earthquake code requirements 1948/49 Wing	1,040,298	1,130,804	1,180,738
Structural modifications and upgrades to support program and system modernizations 1948/49 Wing	693,532	753,869	787,159
Architectural Patch and Repair for Abatement/Mech/Elect/Seismic 1948/51 Wing	508,298	552,520	576,918
Provide lateral and shear support to meet current earthquake code requirements 1970/78/81 Bldgs	611,940	665,179	694,552
Structural modifications and upgrades to support program and system modernizations 1970/78/81 Bldgs	611,940	665,179	694,552
Architectural Patch and Repair for Abatement/Mech/Elect/Seismic 1970/78/81 Bldgs	529,010	575,034	600,426

Building Findings - Health Life Safety Subtotal	\$5,463,674	\$5,939,013	\$6,201,270
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BUILDING FINDINGS - INFRASTRUCTURE

Replace HVAC system and controls for areas still on steam system	1,733,830	1,884,673	1,967,897
Replace controls in areas still on steam system	407,960	443,453	463,035
Replace all plumbing fixtures	254,975	277,158	289,397
Allowance to replace underground waste mains	285,572	310,417	324,124
Replace suspending ceiling tiles throughout	584,780	635,656	663,725
Building Findings - Infrastructure Subtotal	\$3,267,117	\$3,551,356	\$3,708,178

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS	\$8,730,791	\$9,490,370	\$9,909,447
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Commodore Option School



1

COMMODORE OPTIONAL SCHOOL

Name: Commodore Optional School
Address: 9830 N.E. High School Road
Rainbridge Island, WA 98110
Water Service: City of Bainbridge Island
Sewer Service: City of Bainbridge Island

ACCESS AND CIRCULATION
FOR ADA ACCESS: CONCRETE ADA RAMP
W/HANDRAILS AND LANDINGS (1,100 SF)
FIRE SAFETY IMPROVEMENTS
FIRE SPRINKLER TO BUILDING



Commodore Options School :: Project Capital Costs :: April 2015

Summary of Findings	
Commodore Options School	\$8,730,791

COMMITTEE DISCUSSION :: What is Essential?

mahlum

Bainbridge Island School District
Assessment, Summaries of Findings & Associated Costs
Master Plan Update

Steering Committee Session :: Blakely Elementary School Library

28 April 2015