

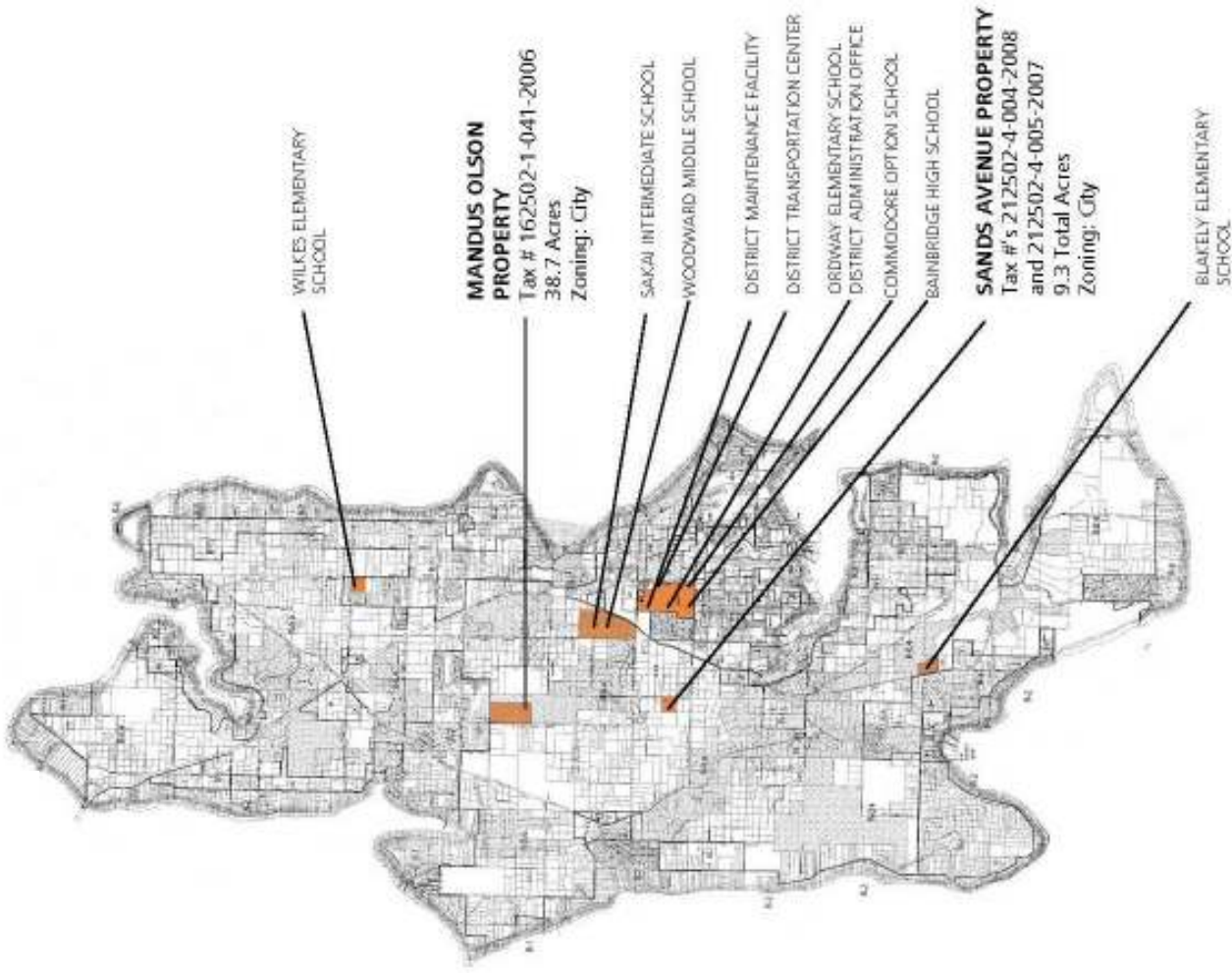
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Bainbridge Island School District
Programming and Assessment
Master Plan Update 24 March 2015

Steering Committee Meeting 02

School District Properties

School District



**BAINBRIDGE ISLAND
SCHOOL DISTRICT PROPERTY IDENTIFIED
2014**

Discussion

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 program 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.

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.

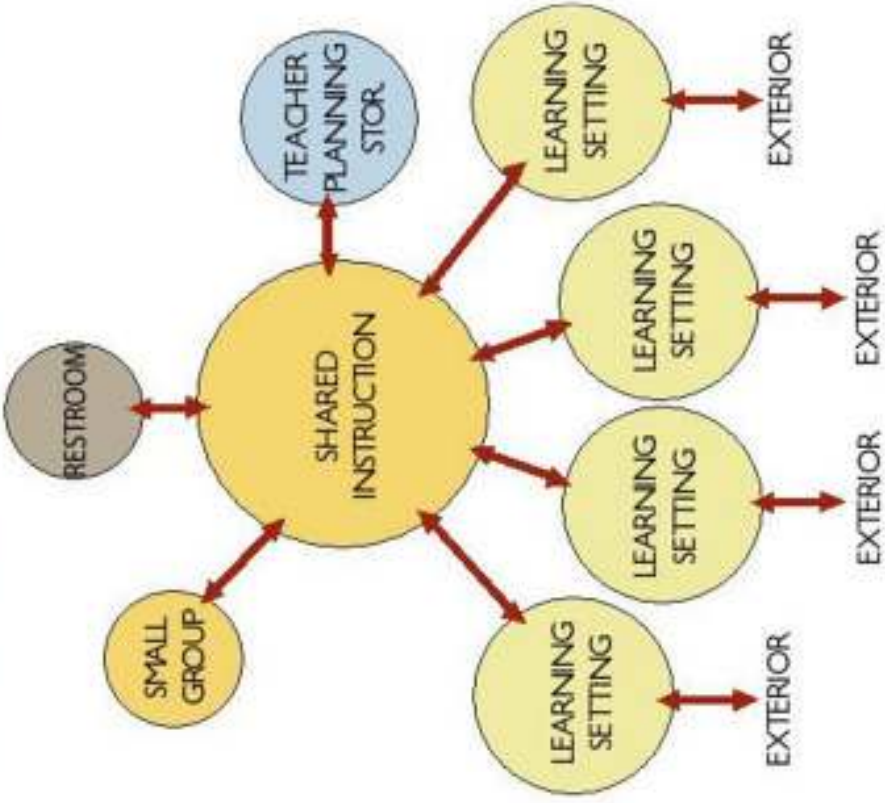
Enrollment

For design purposes, the Master Plan study assumes the following maximum student enrollments, based on the demographic analysis and enrollment projections for Bainbridge Island:

Elementary School	450 students	Pre-K through 4 in three schools
Intermediate School	600 students	Grades 5 through 6 in one school
Middle School	650 students	Grades 7 and 8 in one school
High School	1,450 students	Grades 9 through 12 on one campus
Options School	325 students	K through Grade 12 in one school

General Teaching Spaces

In support of the School District vision, which serves as the foundation for school facility planning, the core classroom spaces in the basic standard program accommodate flexible and integrated learning opportunities. A diagram representing a spatial concept for integrated learning is shown below.



Model Programs

Elementary School Model Program

68,880 GSF

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

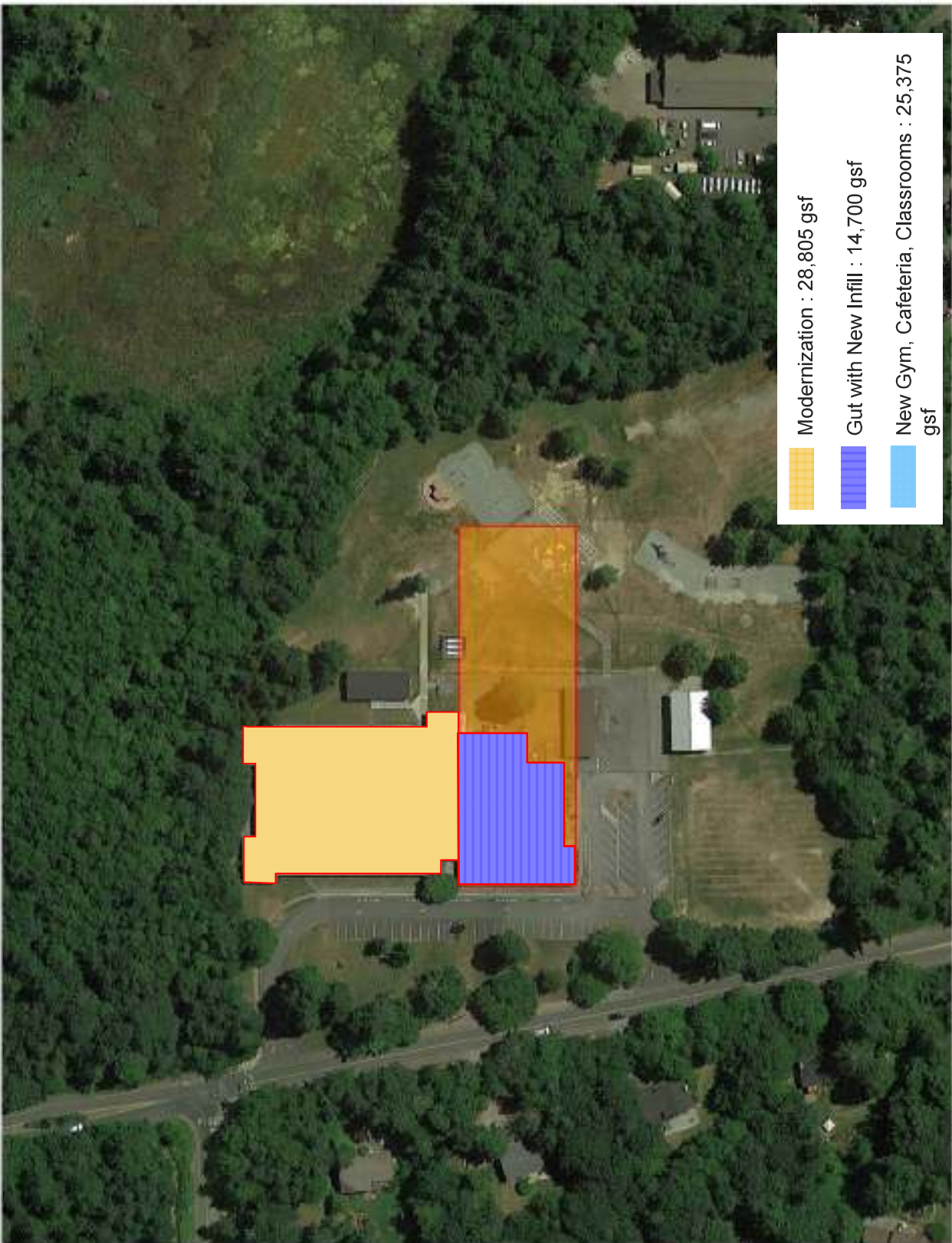
	MODEL ELEMENTARY		BLAKELY ELEMENTARY		ORDWAY ELEMENTARY	
	T STA	SF	T STA	SF	T STA	SF
CORE INSTRUCTION	19	22,720	16 (2) ¹	14,430	16 (3) ²	15,089
SPECIAL EDUCATION	3	3,100	1 (1) ³	628	2	2,849
FUNCTIONAL SKILLS	1	1,510			1	897
ARTS/SCIENCE/MUSIC/TECH	4	4,550	2 (1) ³	2,615	2	2,007
LIBRARY / MEDIA CENTER	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
COMMUNSW/FEETERA		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		6,050
NON SCHOOL USE					2 ⁵	2,018
BUILDING ASSIGNABLE SF (without Functional Skills)		49,820		30,230		38,811
UNASSIGNABLE AREAS		17,010		13,275		13,132
(without Functional Skills)		66,830		43,505		51,943
Number of Teaching Stations without Functional Skills	31		(4) ¹	23		26
Number of Students	450			432 ¹⁰		414
SF per Student without Functional Skills	149			101		125
(with Functional Skills)		68,880				51,943
Number of Teaching Stations with Functional Skills	32				(3) ³	26
Number of Students	450					414
SF per Student with Functional Skills	153					125
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.
⁵ (2) Non-school Use classrooms at Ordway are included in the total area and number of teaching stations.

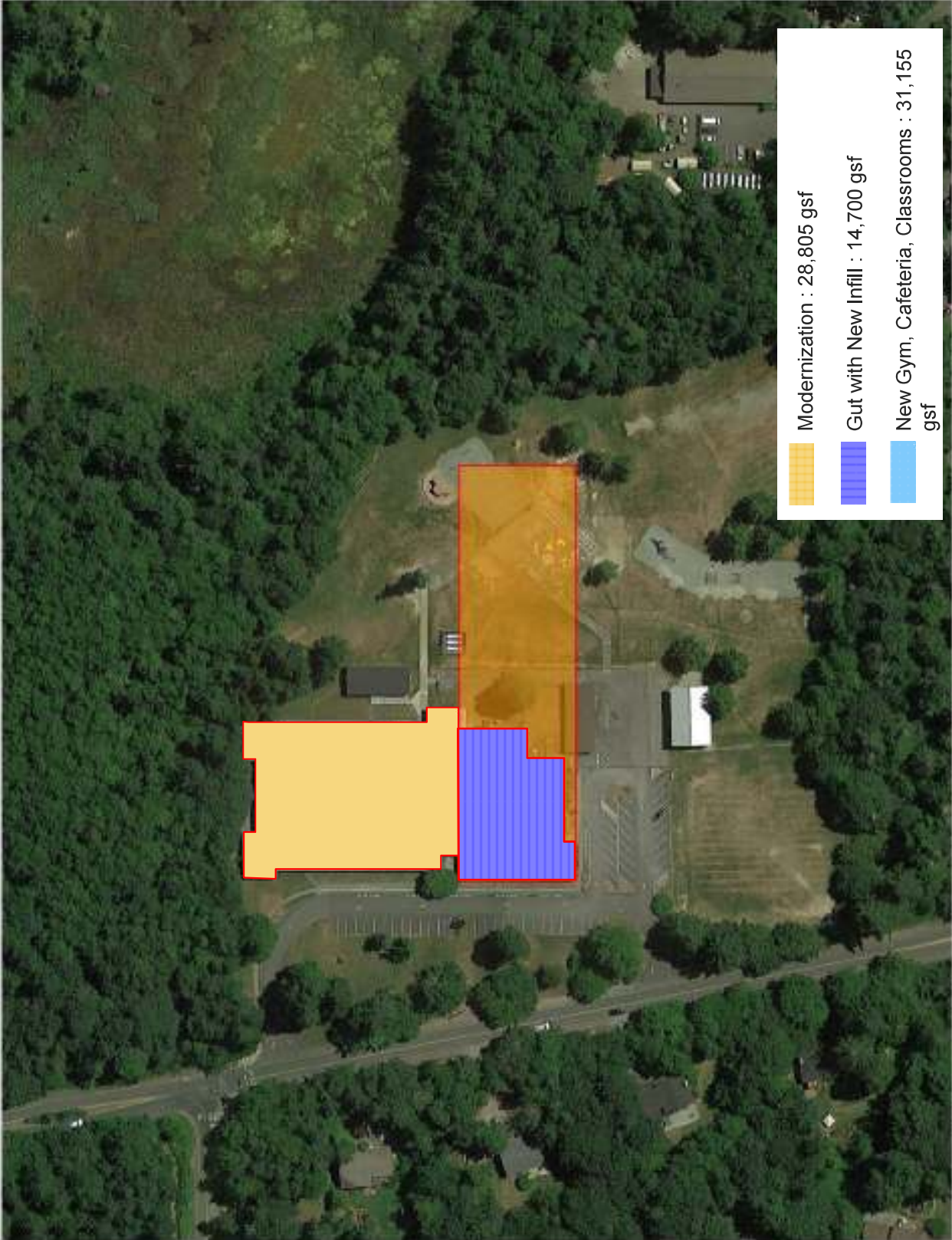
Blakely Elementary School :: Existing Condition (43,505 GSF)



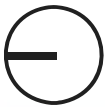
Blakely Elementary School :: Model Program Accommodation (68,880 GSF)



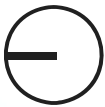
Blakely Elementary School :: McCleary Bill Accommodation (74,660 GSF)



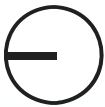
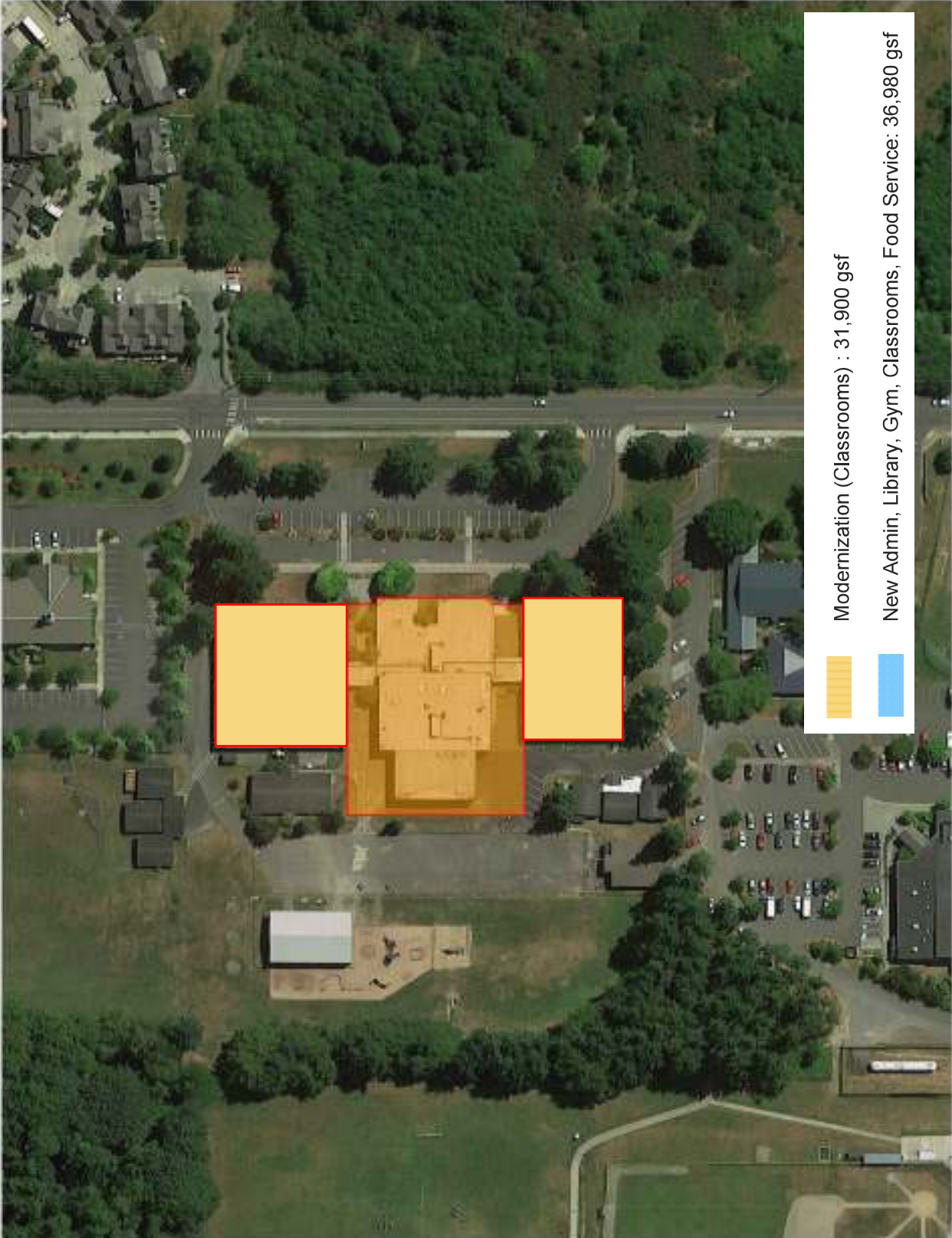
Ordway Elementary School :: Existing Condition (51,943 GSF)



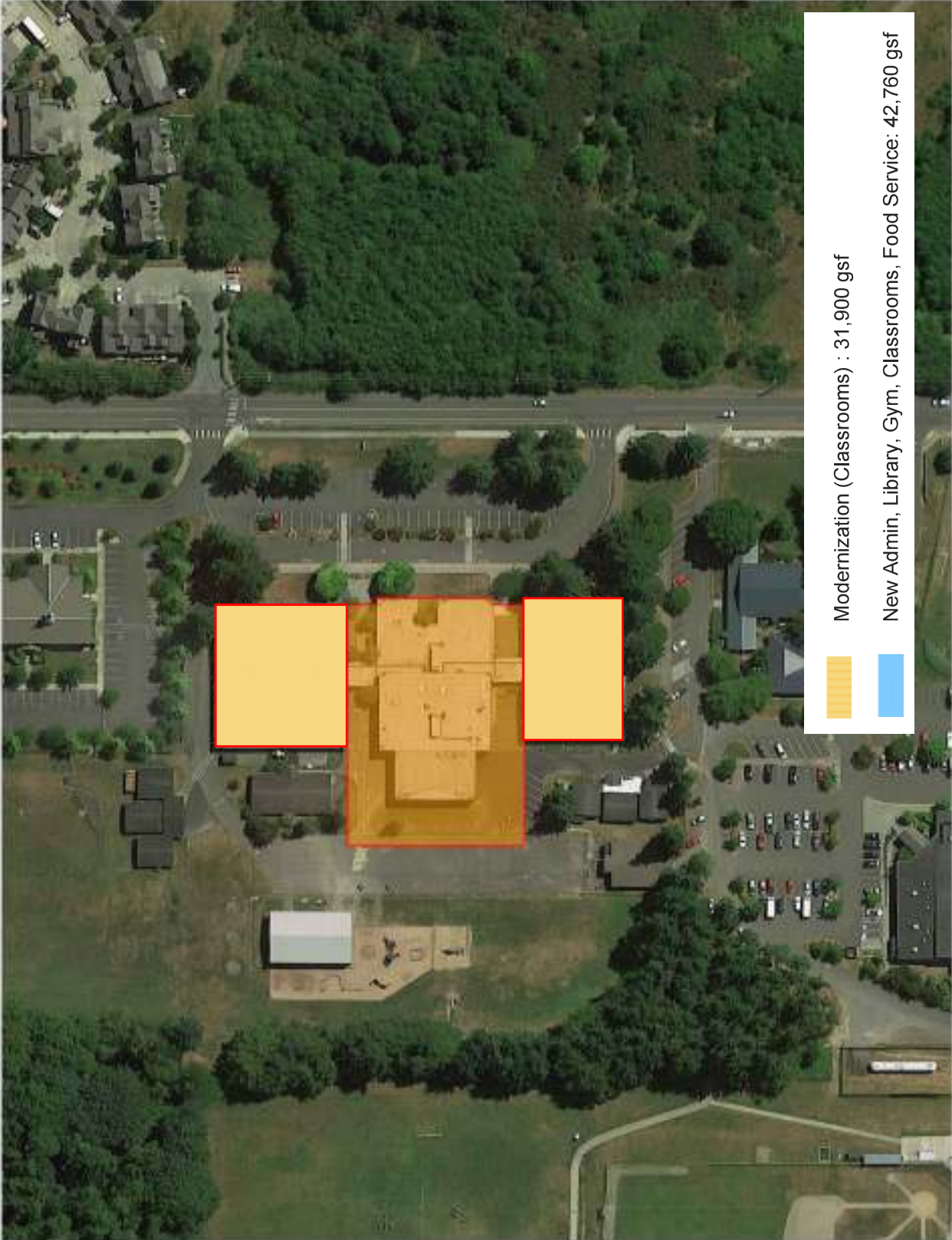
Ordway Elementary School :: Program Infill (7,500 GSF)



Ordway Elementary School :: Model Program Accommodation (68,880 GSF)



Ordway Elementary School :: McCleary Program Accommodation (74,660 GSF)



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

	BASIC STANDARD		SAKAI	
	INTERMEDIATE PROGRAM TARGET	SF	INTERMEDIATE PROGRAM TARGET	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	6,010	2	7,166
FOOD SERVICE / COMMONS		4,800		1,950
ADMINISTRATION		1,550		1,411
STUDENT SERVICES	2	950	2	1,759
FACULTY / STAFF SUPPORT		500		595
BUILDING SUPPORT		4,260		3,881
NON-SCHOOL USE				
BUILDING ASSIGNABLE SF		57,272		50,430
UNASSIGNABLE AREAS		15,620		16,106
TOTAL BUILDING GSF		72,892		66,536
Number of Teaching Stations	36		37	
Number of Students	600		580 ¹	
Square Feet per Student	121		115	
Portion of Site Area for Play Areas/Fields	434,320		107,405	
Total Site Area Required	20 acres		67.22 acres ²	

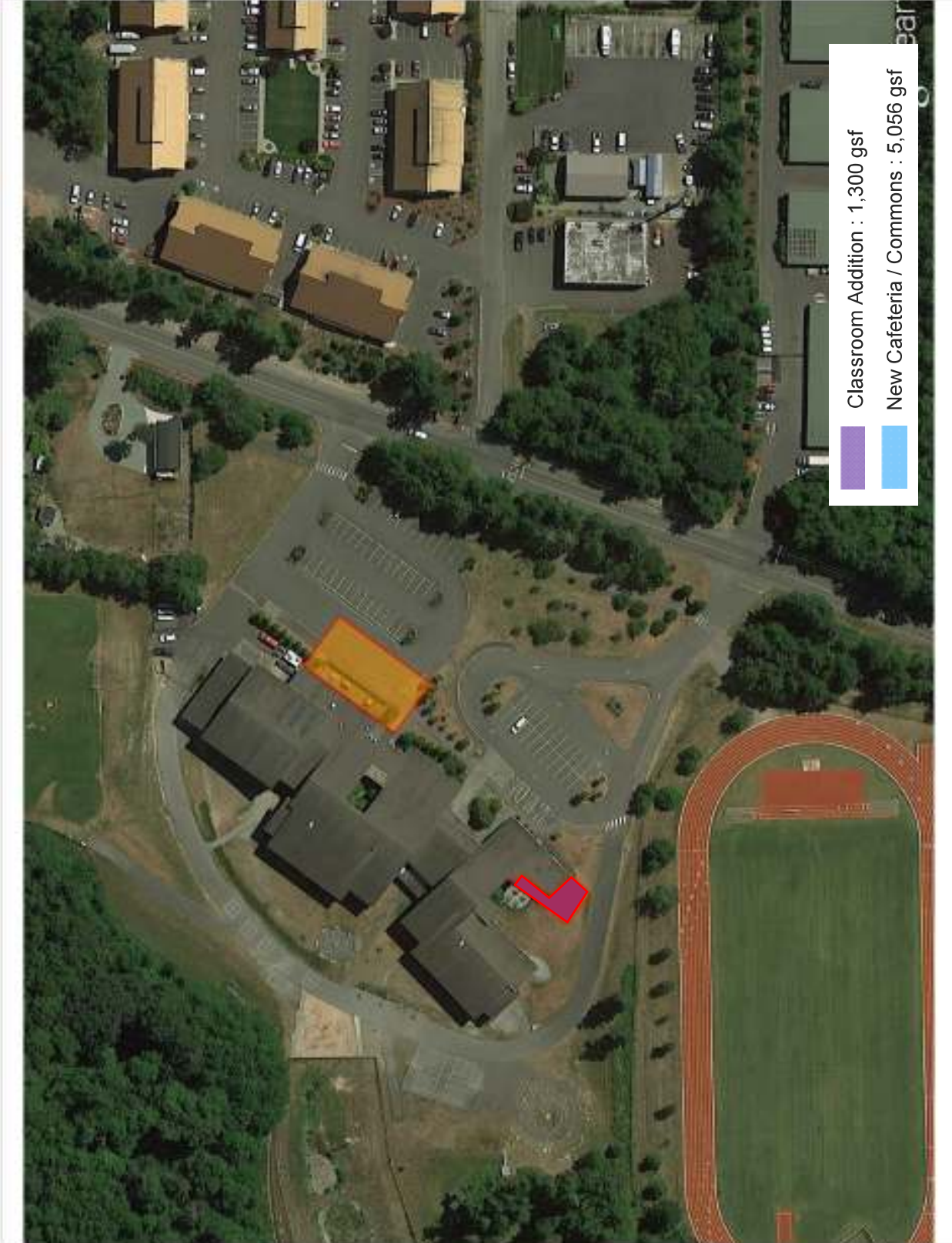
¹ Number of students based on BISD October 2004 enrollment.

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

Sakai Intermediate School :: Existing Condition (66,536 GSF)



Sakai Intermediate School :: Model Program Accommodation (72,892 GSF)



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

	BASIC STANDARD MIDDLE SCHOOL PROGRAM TARGET		WOODWARD MIDDLE SCHOOL PROGRAM TARGET	
	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		4,242
NON-SCHOOL USE			(5) ²	
BUILDING ASSIGNABLE SF		80,385		72,832
UNASSIGNABLE AREAS		22,440		25,684
TOTAL BUILDING GSF		102,825		98,516
Number of Teaching Stations	41		(6)	37
Number of Students	650			625 ³
SF per Student	158			158
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 2004 enrollment.

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

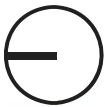
Woodward Middle School :: Existing Condition (98,516 gsf)



Woodward Middle School :: Model Program Accommodation (102,825 gsf)



Permanent Classrooms to replace 6 portables :
4,300 gsf



High School Model Program

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

Physical Assessment

Blakely Elementary School

**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	Capital Cost (2015)
SITE FINDINGS	
Provide separate bus loop drive	\$
Provide accessible routes from all emergency exit doors	\$
Replace covered play structure (address structural, ADA and functional deficiencies)	\$
Extend fire loop and add X fire hydrants	\$
Add parking to meet zoning code (need to define quantity and type)	\$
Replace all playground equipment to Wilkes Elementary standard	\$
Redesign and improve site storm water management	\$
Site Findings Subtotal	\$ 0

BUILDING FINDINGS - ACCESSIBILITY (ADA)\HEALTH LIFE SAFETY	
Install fire sprinkler system	\$ 130,000 *
* Does not include ceiling removal; need confirmation of adequate water pressure	
Replace fire alarm system	\$ 60,000
Replace intercom system	\$ 7,500
Allowance to upgrade toilet rooms to ADA compliance	\$ 50,000 *
* Assume half of all plumbing fixtures will be replaced with minor rough-in configurations	
Allowance to upgrade building to ADA compliance	\$
Abate building of asbestos containing material	\$ 15,000
Upgrade egress lighting	\$ 6000
Upgrade exterior emergency lighting	\$
Provide keyless entry (card) at exterior doors	\$ 35,000

Provide security camera at the front entry	\$	5,000
Replace classroom HVAC unit ventilators (indoor air quality, noise, comfort issues)		
Conventional HVAC (Heat pumps) for classrooms only		800,000
Conventional HVAC (Heat Pumps) for entire school		1,100,000
Geothermal System for entire school		2,400,000
Replace floor and wall coverings (indoor air quality issue)	\$	

Building Findings - Health | Life Safety Subtotal **\$ 4,608,500**

BUILDING FINDINGS - INFRASTRUCTURE

Provide lateral and shear support to meet current earthquake code requirements	\$	326,000
Structural modifications and upgrades to support program and system modernizations	\$	414,000
Replace water heaters	\$	40,000
Replace all plumbing fixtures	\$	40,000 *
* Cost includes half of all plumbing fixtures - see ADA Upgrades for remaining fixture replacement costs		
Add hot water recirculation pumps - for timely delivery of hot water to sinks and lavatories		12,000
Upgrade lighting and controls	\$	350,000
Replace building boilers	\$	250,000
Replace building controls system	\$	300,000
Replace electrical distribution system to comply with code	\$	160,000
Upgrade technology to District standards	\$	110,000

Building Findings - Infrastructure Subtotal **\$ 2,002,000**

LIFE CYCLE REPLACEMENT AND REPAIR

Replace exterior asphalt surfaces and concrete walkways	\$	
Replace suspending ceiling tiles throughout	\$	
Allowance for renewal upgrades (casework, painting)	\$	

Life Cycle Replacement and Repair Subtotal **\$ 0**

EDUCATIONAL PROGRAM

Add Cafeteria and modernize food service (size similar to Wilkes) <i>(alternatively, replace south wing of the building with new gym, cafeteria, food service and administration)</i>	\$
<i>XXX GSF total</i>	\$
Add Music Room (size similar to Wilkes, relocate from portable)	\$
Add two (2) Kindergarten classrooms with toilets	\$
Collaboration and small group learning spaces???	\$

Educational Program Subtotal \$ 0

POTENTIAL LEGISLATIVE MEASURES TO REDUCE CLASS SIZE

McCleary		
Blakely Elementary School	5 New Classrooms K-4	5780 GSF
	Total	\$

McCleary Total \$ 0

TOTAL SUMMARY OF FINDINGS \$ 6,610,500

Ordway Elementary School

**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	Capital Cost (2015)
SITE FINDINGS:	
Provide separate bus loop drive	\$
Provide accessible routes from all emergency exit doors	\$
Provide perimeter site fencing	\$
Add X fire hydrants	\$
Add parking to meet zoning code (need to define quantity and type)	\$
Redesign and improve site storm water management	\$
Provide accessible paths to playfields	\$
Site Findings Subtotal	\$ 0

BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Install fire sprinkler system	\$ 200,000 *
* Does not include ceiling removal, need confirmation of adequate water pressure	
Install fire pump	100,000 *
* Does not include pump enclosure	
Replace fire alarm system (fire alarm panel is outdated and discontinued)	\$ 70,000
Allowance to upgrade building to ADA compliance (including access to the stage)	\$
Abate building of asbestos containing material	\$
Upgrade exterior emergency lighting	\$ 8,500
Teaching spaces suffer from lack of quality daylighting	\$
Replace floor and wall coverings (floor leveling required over corridor exposed aggregate floors)	\$
Building Findings - Health Life Safety Subtotal	\$ 378,500

BUILDING FINDINGS - INFRASTRUCTURE

Provide lateral and shear support to meet current earthquake code requirements	\$ 312,000
Structural modifications and upgrades to support program and system modernizations	\$ 416,000
Add air conditioning to the Computer Lab	\$ 25,000
Replace hardware at all exterior doors and provide keyless (card) access	\$
Replace electrical distribution system to comply with code	\$ 190,000
Master clock system is not integrated into the 2010 Bogen Quantum system rack	\$ 10,000
Upgrade technology & data closets to District standards	\$ 130,000
Replace HVAC system and controls (currently return air plenum is in ceiling space, not healthy)	\$ 1,550,000 *
* Does not include ceiling removal, shafts, new penetrations, etc.	
Replace plumbing fixtures in health, kitchen, special needs and gym areas	\$ 50,000
Upgrade lighting and controls	\$ 415,000
Upgrade classroom sound reinforcement and A/V to meet District standards	\$ 75,000

Building Findings - Infrastructure Subtotal \$ 3,173,000**LIFE CYCLE REPLACEMENT AND REPAIR**

Replace exterior asphalt surfaces and concrete walkways	\$
Replace suspending ceiling tiles throughout	\$
Allowance for renewal upgrades (casework, painting)	\$

Life Cycle Replacement and Repair Subtotal \$ 0

EDUCATIONAL PROGRAM

Add Cafeteria and modernize food service (size similar to Wilkes)	\$
Add four (4) general classrooms	\$
Add acoustic separation partition between the stage and the gymnasium	\$
Extend classroom walls to ceiling	\$
Collaboration and small group learning spaces	\$

Educational Program Subtotal \$ 0

POTENTIAL LEGISLATIVE MEASURES TO REDUCE CLASS SIZE

McCleary Ordway Elementary School	5 New Classrooms K-4	5,780 GSF	\$
Total			\$

McCleary Total \$ 0

TOTAL SUMMARY OF FINDINGS \$ 3,551,500

Sakai Intermediate School

**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	Capital Cost (2015)
SITE FINDINGS	
Provide accessible curb cut from the covered play area to the fire lane for accessible gym egress	\$
Add parking to meet zoning code (need to define quantity and type)	\$
Add booster pump to field irrigation system	\$
Provide accessible paths to playfields	\$
Site Findings Subtotal	\$ 0

BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Replace fire alarm system	\$ 87,000
Revise relief dampers at the south building wall to avoid letting cold air into the classrooms	\$ 20,000
Some teaching spaces at the lower level do not have access to daylight	\$
Upgrade intercom system to include call in switch for emergency use	\$ 10,000
Building Findings - Health Life Safety Subtotal	\$ 117,000

BUILDING FINDINGS - INFRASTRUCTURE	
Replace boilers	\$ 250,000
Replace coils in the classroom air handling units to handle cold temperatures	\$ 15,000*
* Per Bernie Mejia, could be clogged or damaged coils at approximately 6 units; price to replace coils	
Rebalance hydronic flows (imbalance could be part of the above issue)	94,000
Master clock system is not integrated into the 2010 Bogen Quantum system rack	\$ 15,000
Replace sewer pumps (nearing the end of their expected life)	\$
Building Findings - Infrastructure Subtotal	\$ 374,000

LIFE CYCLE REPLACEMENT AND REPAIR

Replace vinyl surface on the gym operable wall	\$
Repaint interior of the building including hollow metal doors and frames	\$
Replace skylights in lower level science classrooms (repair flashing to address leaking)	\$
Replace HVAC controls	\$ 415,000
Upgrade lighting controls to meet current energy code	\$ 80,000
Life Cycle Replacement and Repair Subtotal	\$ 495,000

EDUCATIONAL PROGRAM

Provide acoustic wall panels at the Gymnasium Collaboration and small group learning spaces	\$
Educational Program Subtotal	\$ 0

SUMMARY OF FINDINGS TOTAL	\$ 986,000
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Woodward Middle School

**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	Capital Cost (2015)
SITE FINDINGS	
Add parking to meet zoning code (need to define quantity and type)	\$
Water flow over southern end of parking lot for the buffer area creates icing issue during the winter	\$
Confirm that flow rates at fire hydrants meet current code	\$
Site Findings Subtotal	\$ 0
BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Upgrade intercom system to include call in switch for emergency use	\$ 15,000
Replace fire alarm control	\$ 125,000
Add exhaust ventilation to the specialized learning areas	\$ 50,000 *
* Does not include ceiling removal	
Lack of access control at the entry creates a potential safety issue	\$ 56,000
Building Findings - Health Life Safety Subtotal	\$ 246,000
BUILDING FINDINGS - INFRASTRUCTURE	
Replace HVAC units (next 5-8 years)	1,344,000
Replace air handler variable frequency drives (VFDs)	\$ 60,000
Replace HVAC controls (obsolete)	\$ 645,000
Building Findings - Infrastructure Subtotal	\$ 2,049,000

Bainbridge High School

100 Building

**BAINBRIDGE HIGH SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1970 100 Building	41,509 GSF
Total	41,509 GSF

Description of Improvement	Capital Cost (2015)
SITE FINDINGS	
	\$
Site Findings Subtotal	\$ 0
BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life.	\$ 50,000
Upgrade intercom system to include call in switch for emergency use	\$ 6,000
Add fire sprinkler system	\$ 160,000 *
* Does not include ceiling removal	
Replace non-functioning drinking fountains (all are non-functioning)	\$ 12,000
Replace egress lighting with emergency type	\$ 8,800
Teaching spaces lack adequate access to daylight.	\$
Add exhaust ventilation to the specialized learning areas (Includes Home & Family Life, Art Room and Wood Shop)	\$ 90,000
Building Findings - Health Life Safety Subtotal	\$ 326,800
BUILDING FINDINGS - INFRASTRUCTURE	
Replace roofing (add insulation to entire roof)	\$
Repair replace the canopy open atrium floor framing and deck to address rot	\$
Replace the entire HVAC system (assume rooftop hydronic unit type, also potential health issue)	\$ 1,350,000 *
* Does not include ceiling removal, shafts, new penetrations, etc.	
Provide structure reinforcing on roof to support new mechanical system	\$
Provide lateral and shear support to meet current earthquake code requirements	\$ 394,000
Structural modifications and upgrades to support program and system modernization	\$ 602,000
Replace electrical distribution panels and circuitry	\$ 150,000
Replace voice and data system to meet District standards	\$ 55,000
Building Findings - Infrastructure Subtotal	\$ 2,551,000

LIFE CYCLE REPLACEMENT AND REPAIR

Most door hardware is falling and does not meet current code (replace)	\$
Repaint interior of the building	\$
Modest renewal allowance for the entire building?	\$
Replace all plumbing fixtures throughout the building	\$ 148,000
	\$
Life Cycle Replacement and Repair Subtotal	\$ 148,000

EDUCATIONAL PROGRAM

xxx	\$
Collaboration and small group learning spaces ???	\$
Educational Program Subtotal	\$ 0

TOTAL SUMMARY OF FINDINGS

	\$ 3,285,800
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300 Building

**BAINBRIDGE HIGH SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1981	300 Building	19,182 GSF
1999	300 Building Addition	45,034 GSF
Total		64,216 GSF

Description of Improvement	Capital Cost (2015)
SITE FINDINGS	
	\$
Site Findings Subtotal	\$ 0

BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Replace cement asbestos board soffits and fascia panels around perimeter of the building	\$
Upgrade intercom system to include call in switch for emergency use	\$
Science classrooms on the first floor lack adequate access to daylight	
Add fall protection to the vaulted roof	
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	\$ 80,000

Building Findings - Health Life Safety Subtotal	\$ 80,000
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BUILDING FINDINGS - INFRASTRUCTURE	
Corroding roofing fasteners worn finish	\$
Replace water heaters	\$ 10,000
Replace plumbing fixtures in 1981 portion of the building	\$ 60,000
Upgrade telephone, technology infrastructure and data closets to District standards	\$ 130,000
Replace hydronic fan coil units in the mechanical mezzanine and controls	\$ 385,000
Improper ventilation in the Art Room	\$ 40,000
Upgrade master clock to Bogen Quantum series	\$ 10,500

Building Findings - Infrastructure Subtotal	\$ 635,500
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LIFE CYCLE REPLACEMENT AND REPAIR

Modest renewal allowance for the entire building \$

Life Cycle Replacement and Repair Subtotal \$ 0

EDUCATIONAL PROGRAM

Daylighting \$

Collaboration and small group learning spaces \$

Educational Program Subtotal \$ 0

TOTAL SUMMARY OF FINDINGS \$ 715,500

400 Building

**BAINBRIDGE HIGH SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1999	400 Building	36,144 GSF
Total		36,144 GSF

Description of Improvement	Capital Cost (2015)
SITE FINDINGS	
	\$
Site Findings Subtotal	\$ 0
BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Upgrade Intercom telephone voice/data system to current District standards	\$ 36,000
Upgrade fire alarm system, Replace smoke detectors at the end of their useful life	\$ 30,000
Building Findings - Health Life Safety Subtotal	\$ 66,000
BUILDING FINDINGS - INFRASTRUCTURE	
Corroding roofing fasteners worn finish	\$
Replace Boiler Room burners	\$ 98,000
Add fall protection to the vaulted roof	
Upgrade master clock to Bogen Quantum series	\$ 5,500
Building Findings - Infrastructure Subtotal	\$ 103,500

LIFE CYCLE REPLACEMENT AND REPAIR

Replace damaged mechanical grilles in Gymnasium	\$ 16,000
Modest renewal allowance for the entire building (especially the locker rooms)	\$
Life Cycle Replacement and Repair Subtotal	\$ 16,000

EDUCATIONAL PROGRAM

Daylighting	\$
Collaboration and small group learning spaces	\$
Educational Program Subtotal	\$ 0

TOTAL SUMMARY OF FINDINGS

\$ 185,500

500 Building

**BAINBRIDGE HIGH SCHOOL
SUMMARY OF FINDINGS AND CAPITAL COSTS**

1981	32,818 GSF
Total	32,818 GSF

Description of Improvement	Capital Cost (2015)
SITE FINDINGS	
	\$
Site Findings Subtotal	\$ 0
BUILDING FINDINGS - ACCESSIBILITY (ADA) HEALTH LIFE SAFETY	
Replace cement asbestos board soffits and fascia panels around perimeter of the building	\$
Add fire sprinkler system	\$ 120,000 *
* Does not include ceiling removal	
Add roof tie off system	\$
Upgrade fire alarm system. Replace smoke detectors at the end of their useful life	\$ 25,000
Building Findings - Health Life Safety Subtotal	\$ 145,000
BUILDING FINDINGS - INFRASTRUCTURE	
Upgrade exterior building envelope to increase energy performance and reduce heat loss	\$
Replace plumbing fixtures	\$ 90,000
Replace water heater with larger capacity size	\$ 50,000
Upgrade telephone, technology infrastructure and data closets to District standards	\$ 8,500
Install new exhaust system at the Wrestling Gymnasium	\$
Assume only a new exhaust fan, duct, etc	\$ 15,000
Assume new exhaust add new make-up air unit, ducts, etc	\$ 65,000
Replace entire HVAC system to eliminate over-pressurization of the building	\$ 950,000
Replace switchboard and electrical distribution system	\$ 80,000
Upgrade illumination and lighting control except in Gyms	\$ 46,000
Upgrade master clock to Bogen Quantum series	\$ 5,000
Building Findings - Infrastructure Subtotal	\$ 1,309,500

LIFE CYCLE REPLACEMENT AND REPAIR

Repaint interior of the building	\$	
Replace air grilles in the Gymnasium with heavy-duty grilles	\$	16,000
Renovate interior of the Lower Gym (floors, walls, wall coverings, doors, hardware, signs, equipment)	\$	
Life Cycle Replacement and Repair Subtotal	\$	16,000

EDUCATIONAL PROGRAM

	\$	
Educational Program Subtotal	\$	0

TOTAL SUMMARY OF FINDINGS

\$ 1,470,500

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Bainbridge Island School District
Programming and Assessment
Master Plan Update 24 March 2015

Steering Committee Meeting 02