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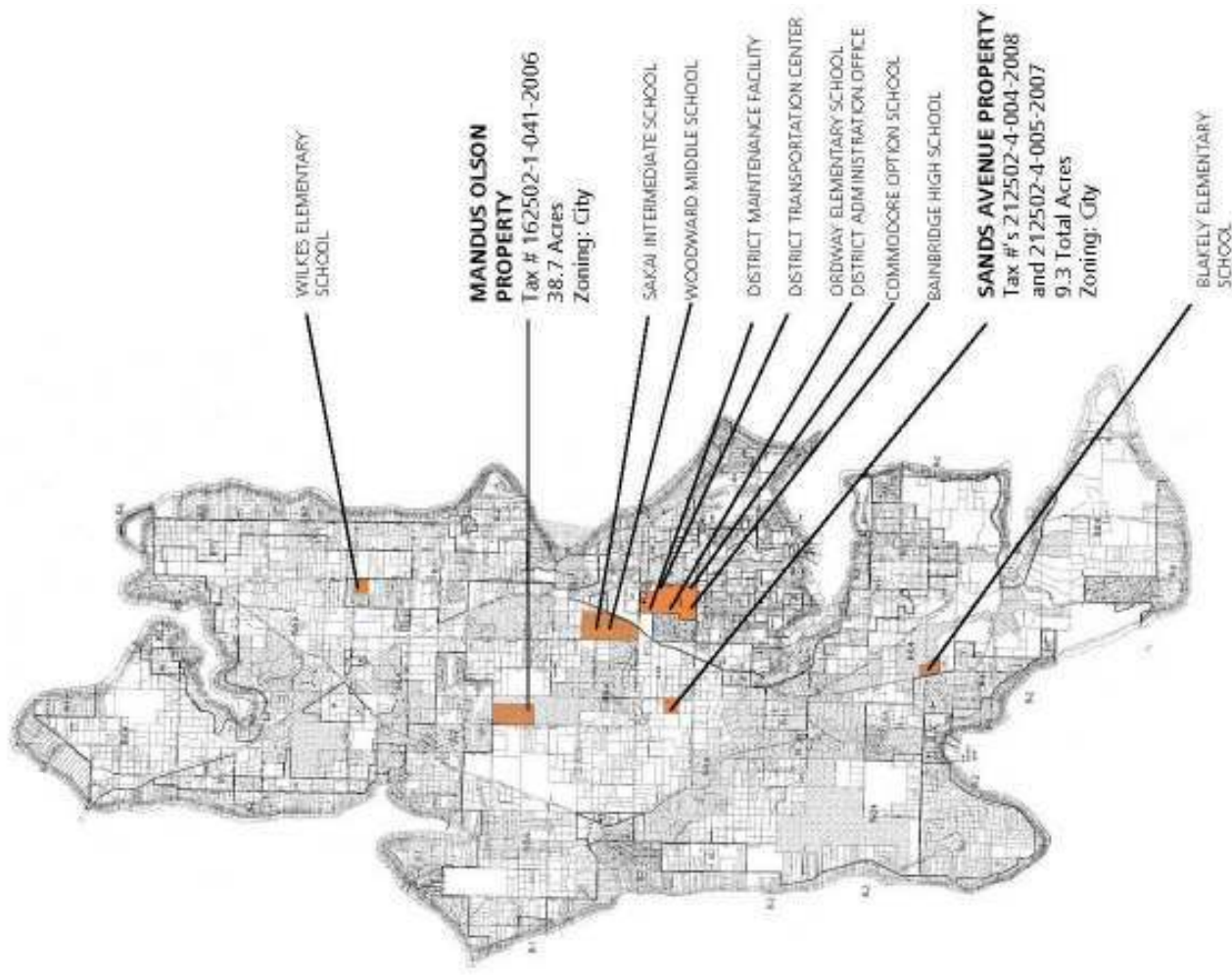
Bainbridge Island School District
Assessment, Summaries of Findings & Associated Costs
Master Plan Update

School Board Work Session :: Board Room

19 May 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 2015**

Recommended Project Development "Soft" Costs See List Below.

	New/Replace	Add/Mod	Findings/Small Works	Exclusions/Items Not Budgeted
Project Development "Soft" Costs vary dependent on size and scope of project.				
Architect/Engineer/Consultant Fees	12.5%	15%	17%	Wetlands Mitigation
Owner Consultants	3%	2%	2%	Land Acquisition
Washington State Sales Tax	8.7%	8.7%	8.7%	Special Foundations/Paving
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%	Latecomer Fees
Furnishings & Equipment (Prox. \$15,000/F + WSSJ)	7.0%	5.0%	2.0%	Escalation Rates
Construction Administration/Management	2.0%	5.0%	5.0%	April 2015 - April 2016 - 4% per year
Moving/Staff Planning Costs	1.0%	0.5%	0.0%	April 2106 - April 2017 - 4.5% per year
Sustainable Schools Monitoring/Reporting	0.5%	0.5%	0.0%	April 2017 - April 2018 - 4.5% per year
Sub-Total Project Development Costs	38%	40%	36%	April 2018 - April 2019 - 4% per year
				April 2019 - April 2020 - 3% per year
Project Development "Soft" Cost Contingencies				
Construction Contingency	7.5%	12.0%	15.0%	
Project Contingency (Legal, Jurisdictional)	3.0%	3.0%	3.0%	
Sub-Total Project Contingencies	11%	15.0%	18.0%	
Total Project Development "Soft" Costs	48.2%	55%	54%	

Non-Construction Related Costs

HARD “SOFT” COSTS

- Architect/Engineer/Consultants Fees
- Owner Consultants
- Washington State Sales Tax (WSST)
- Testing and Inspection
- Permits
- Builders Risk Insurance
- Furniture, Fixtures and Equipment (FF&E)
- Construction Administration Management
- Staff Planning and Moving
- Sustainable Schools Monitoring (State Match Requirement)
- Construction Contingency
- Contingency (Legal, Jurisdictional)

Non-Construction Related Costs

VARIABLE "SOFT" COSTS

- Construction Administration Management
 - :: Capital Projects Staffing
 - :: Legal Fees
 - :: Administrative Support
 - :: Bond Issuance Fees
- Bond Issuance Fees

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	2018 Bid
	2015	9% Escalation	13.5% Escalation
SITE FINDINGS			
Provide separate bus loop, drive	224,178	243,839	254,659
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
Mobile staircases and unloading	118,108	128,601	134,280
Provide/modify ADA ramp/walkways	135,258	150,330	156,969
Replace all playground equipment to District Standards	181,582	199,554	208,364
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	122,398	133,036	138,910
Replace intercom system	15,259	16,029	17,364
Allowance to upgrade toilet fixtures to ADA compliance - Assume half of all plumbing fixtures replaced	101,990	110,893	115,759
Architectural Patch and Repair at Toilet floors	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	30,577	33,259	35,738
Upgrade exterior emergency lighting	12,239	13,304	13,891
Provide keyless entry (card) at exterior doors	71,393	77,604	81,031
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	\$1,691,572	\$1,838,739	\$1,919,935

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 Upgrades for remaining fixture replacement costs	81,592	88,691	92,607
Address hot water recirculation pumps for timely delivery of water to sinks and lavatories	34,676	36,007	37,781
Upgrade lighting and controls per current energy code	713,930	776,042	810,311

Replace building boilers	509,050	554,316	576,799
Replace building controls system	611,940	665,176	694,957
Replace electrical distribution system to comply with code	326,308	354,762	370,438
Upgrade technology to District standards	724,378	783,899	754,569

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 7,877,161 8,562,474 8,940,578
 Renovate/Tie-in 6,852 SF
 Add "cafeteria" (modular quality) 968,905 1,055,000 1,095,707

Add Music Room (size similar to Wilkes, relocate from portable) 1,787,252 1,942,743 2,028,531
 1550 GSF

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

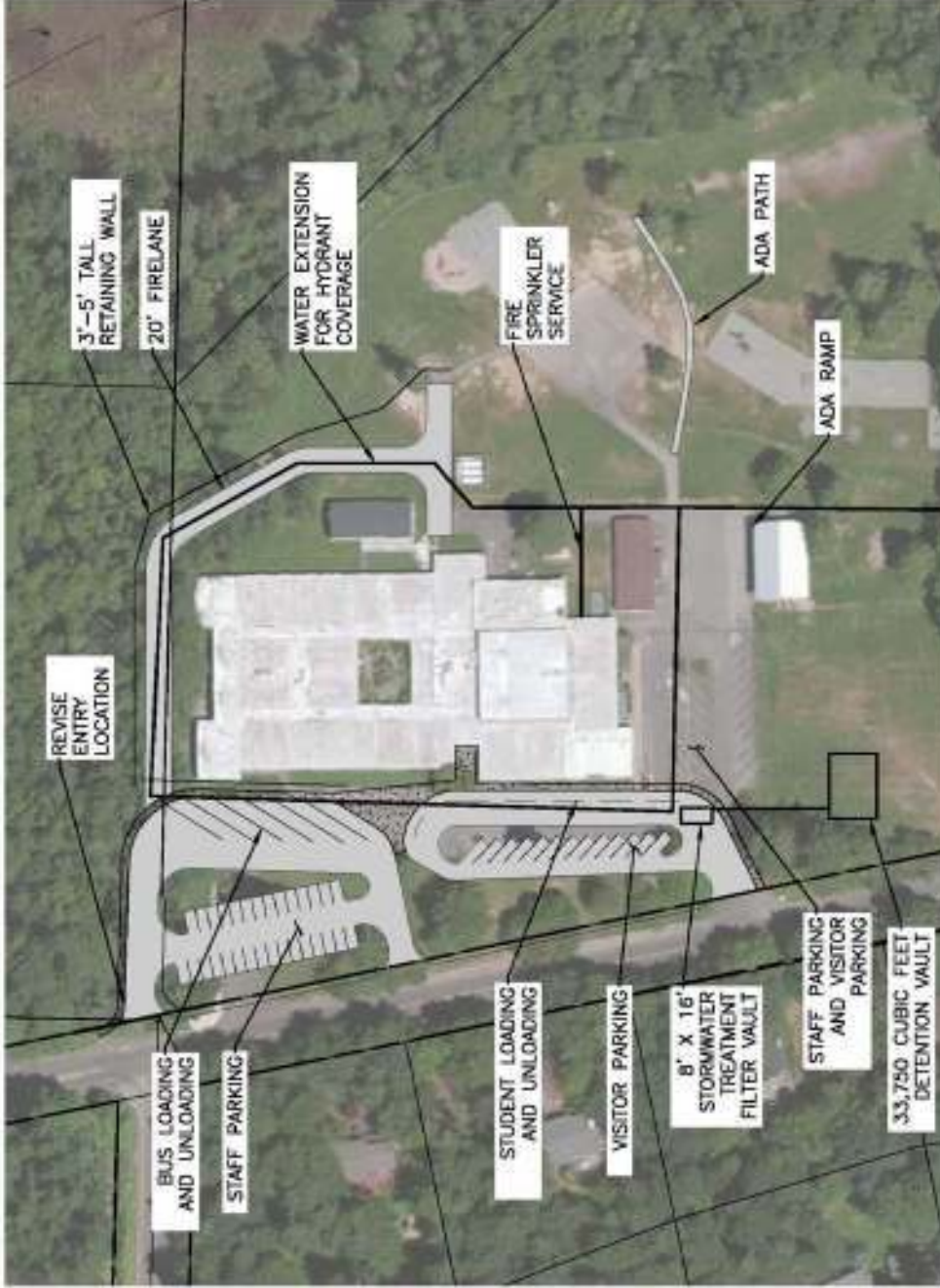
GSF Modernization and 4,950 GSF Addition 5,508,990 5,988,272 6,252,703

Educational Program Subtotal **\$19,269,322** **\$20,945,753** **\$21,870,680**

TOTAL SUMMARY OF FINDINGS **\$28,821,865** **\$31,329,367** **\$32,712,817**

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 CAPTRIDGES)

STORMWATER FILTER VAULT

- DETENTION - 33,750 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

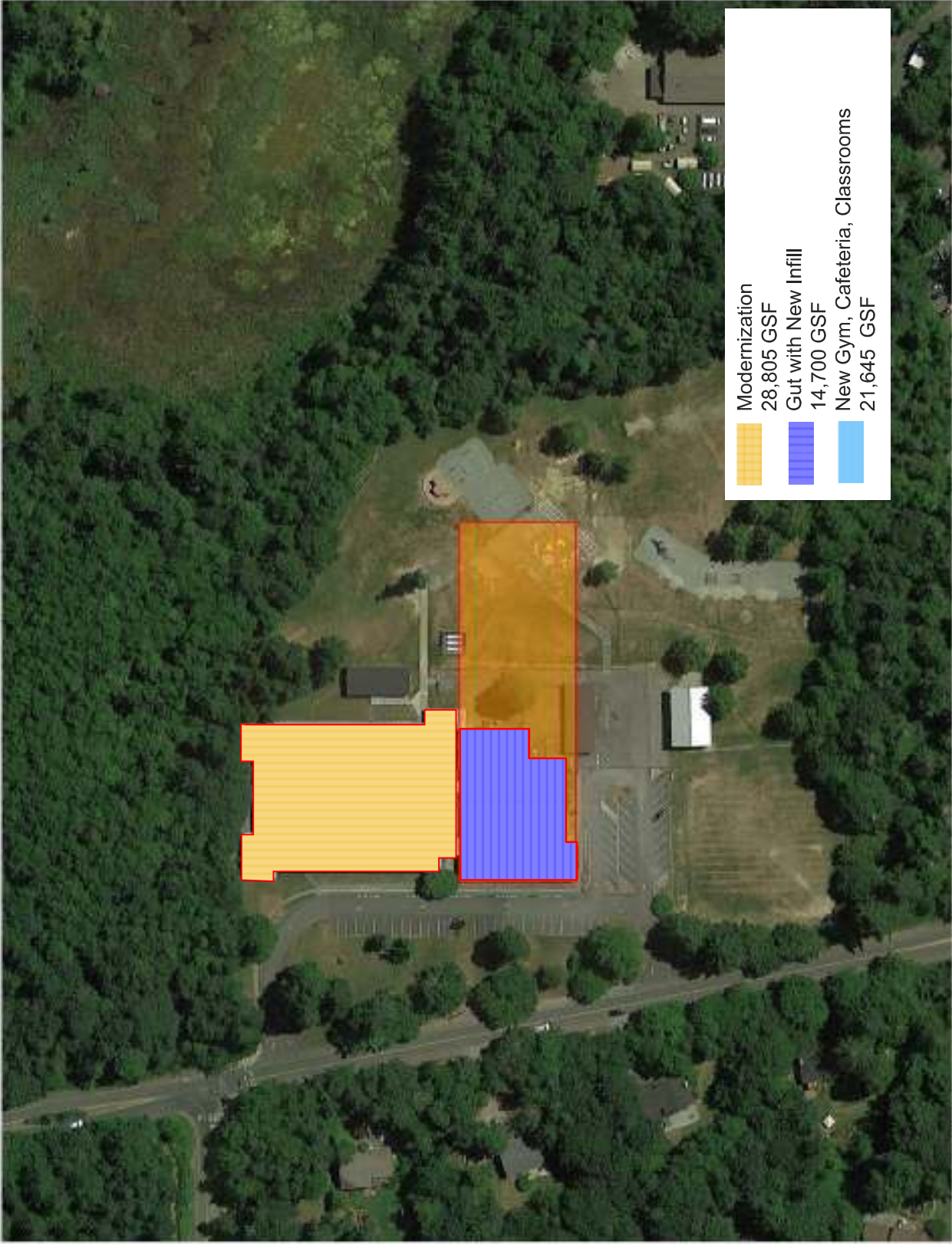
ACCESS IMPROVEMENTS IN FLAT

LANDSCAPE



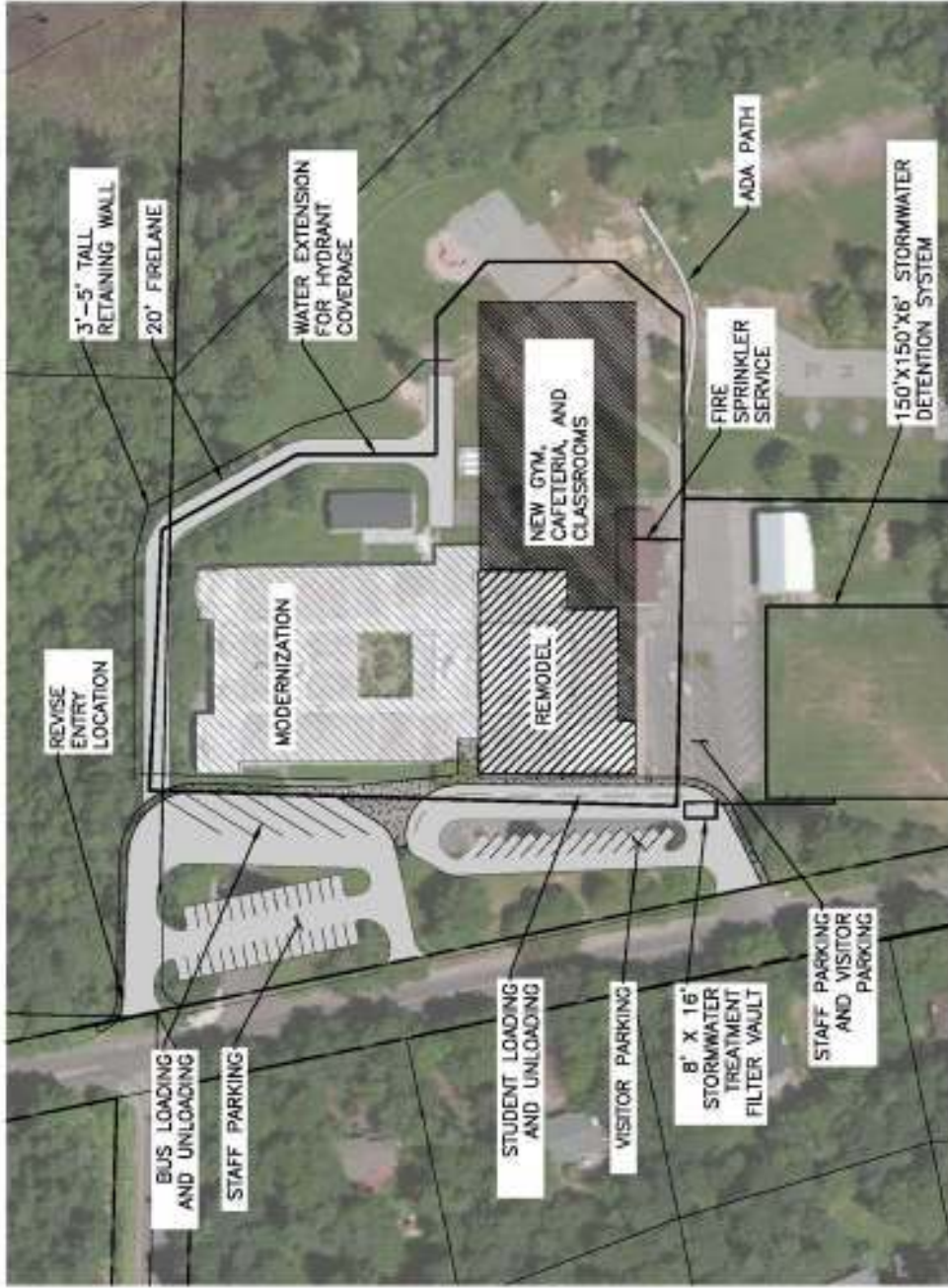
Blakely Elementary School :: MODEL PROGRAM ACCOMMODATION

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:

FOR ADA ACCESS:

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

FIRE

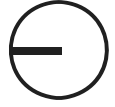
- 12" WATER EXTENSION (1,900 LF)
- FIRE HYDRANTS - 6 NEW (500 FOOT SPACING)
- FIRE SPRINKLER TO BUILDING
- FIRE FLOW STORAGE:
 - 165,000 ± GALLONS (1700 GPM X 120 MINUTES)
- COULD BE ADDED TO ISLAND UTILITY TANK SITE
- BUILDING LAYOUT MAY REQUIRE MORE FIRE FLOW

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS:
 - WATER QUALITY - \$916 (28 CARTRIDGES)
- STORMWATER FILTER VAULT
- DETENTION - 150,000 CUBIC FOOT VAULT

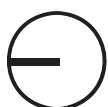
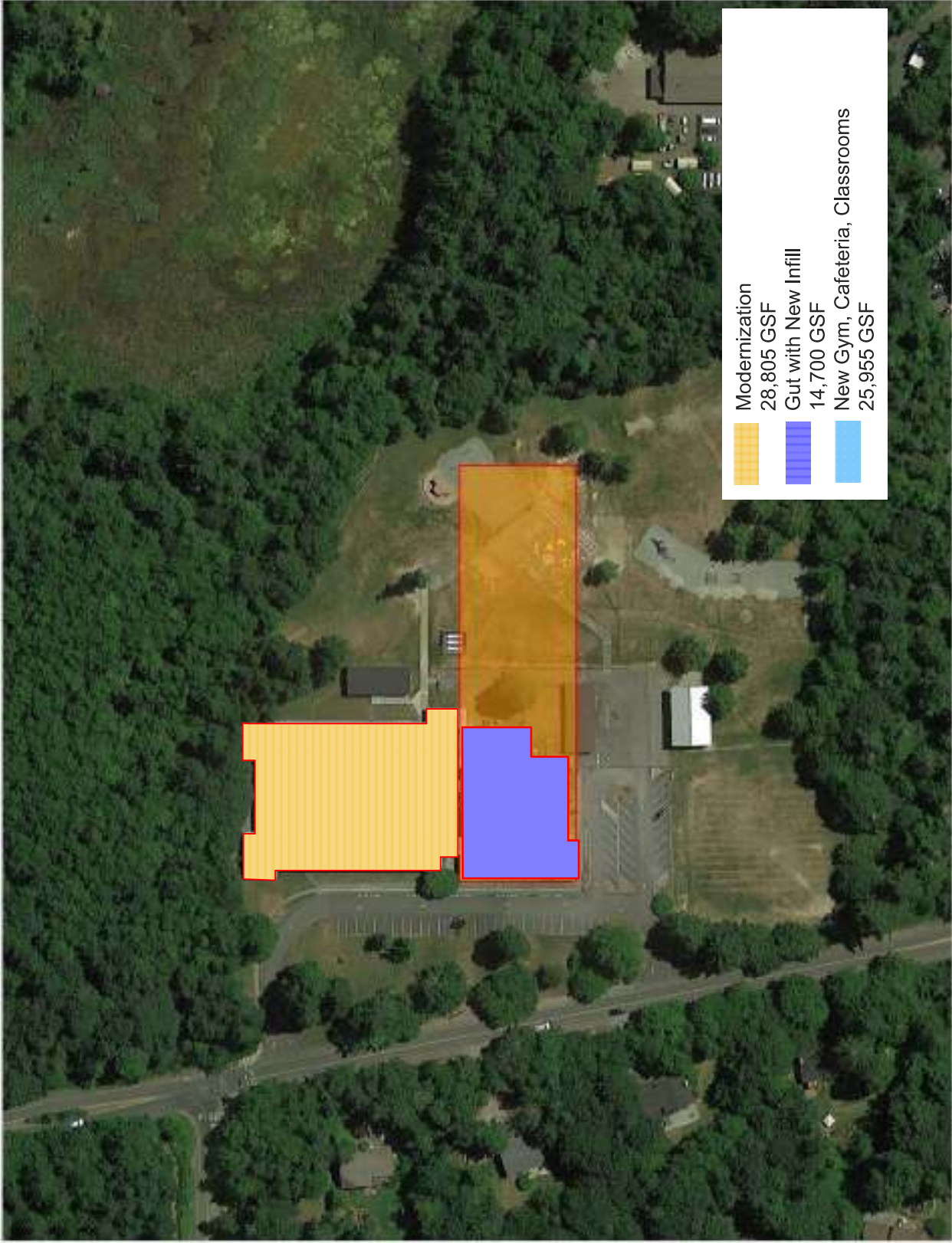
GRADING

- 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

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

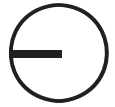
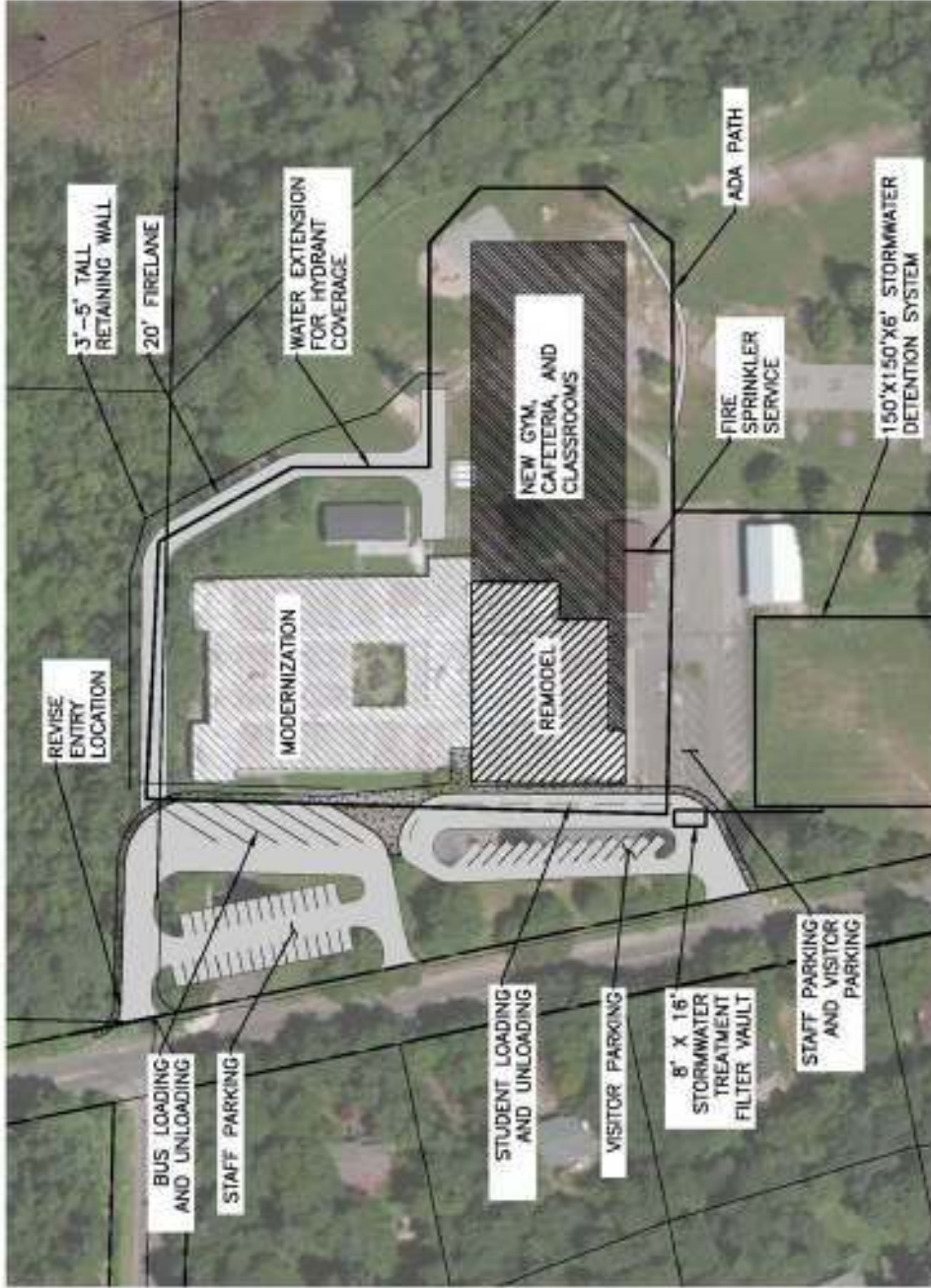
- 12" WATER EXTENSION (1,900 LF)
- FIRE HYDRANTS - 6 NEW (900 FOOT SPACING)
- FIRE SPRINKLER TO BUILDING
- FIRE FLOW STORAGE:
 - 165,000 ± GALLONS (1700 GPM X 120 MINUTES)
 - COULD BE ADDED TO ISLAND UTILITY TANK SITE
 - BUILDING LAYOUT MAY REQUIRE MORE FIRE FLOW

STORMWATER

- FOR PARKING AND ACCESS IMPROVEMENTS:
 - WATER QUALITY - 8'X16' (28 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
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 BISS 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						
Renovation	\$ 6,883,110			\$ 19,935,900		
Site Development 9.6 Acres	\$ 11,528,825			N/A		
Building Demolitions and Abatement	\$ 3,200,488			\$ 4,224,000		
Off-Site Allowance	\$ 435,050			\$ 435,050		
Off-Site Water Storage Tank	\$ 280,000			\$ 280,000		
	\$ 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 Modernizations	New in Lieu	Postpone Patch & Repair	Other Considerations
\$28,821,865	\$38,156,500	\$38,964,667	\$3,947,625	\$1,509,452

MCCLEARY BILL

Summary of Findings	Additions Modernizations	New in Lieu	Postpone Patch & Repair	Other Considerations
\$33,260,062	\$40,844,200	\$41,534,455	\$3,947,625	\$1,509,452

* Estimates include "Soft" costs

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	2018 Bid
	9%	Escalation	13.5% Escalation
SITE FINDINGS			
Removed 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	23,157
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	162,067
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 of all exterior doors and provide keyless (card) access	108,109	117,515	122,204
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	20,498	22,173	23,152
Upgrade technology 6 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)	5,899,289	6,412,527	6,695,693
Add "cafeteria" modular quality	965,905	1,053,200	1,009,707
Add four (4) general classrooms (4 Class/Shared/Small Group) 6,594 GSF	3,900,628	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	\$16,781,235	\$18,241,202	\$19,046,701

TOTAL SUMMARY OF FINDINGS

Total Summary of Findings	\$29,817,343	\$32,411,451	\$33,842,684
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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

TOTAL SUMMARY OF FINDINGS AND McCLEARY BILL \$34,898,076 \$37,934,209 \$39,609,317

TOTAL POSTPONE, PATCH & REPAIR

TOTAL POSTPONE, PATCH & REPAIR \$2,180,760 \$2,370,487 \$2,475,163

TOTAL OTHER CONSIDERATIONS

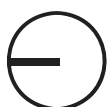
TOTAL OTHER CONSIDERATIONS \$4,397,809 \$4,780,418 \$4,991,513

Ordway Elementary School :: PROGRAM INFILL

7,500 GROSS SQUARE FEET

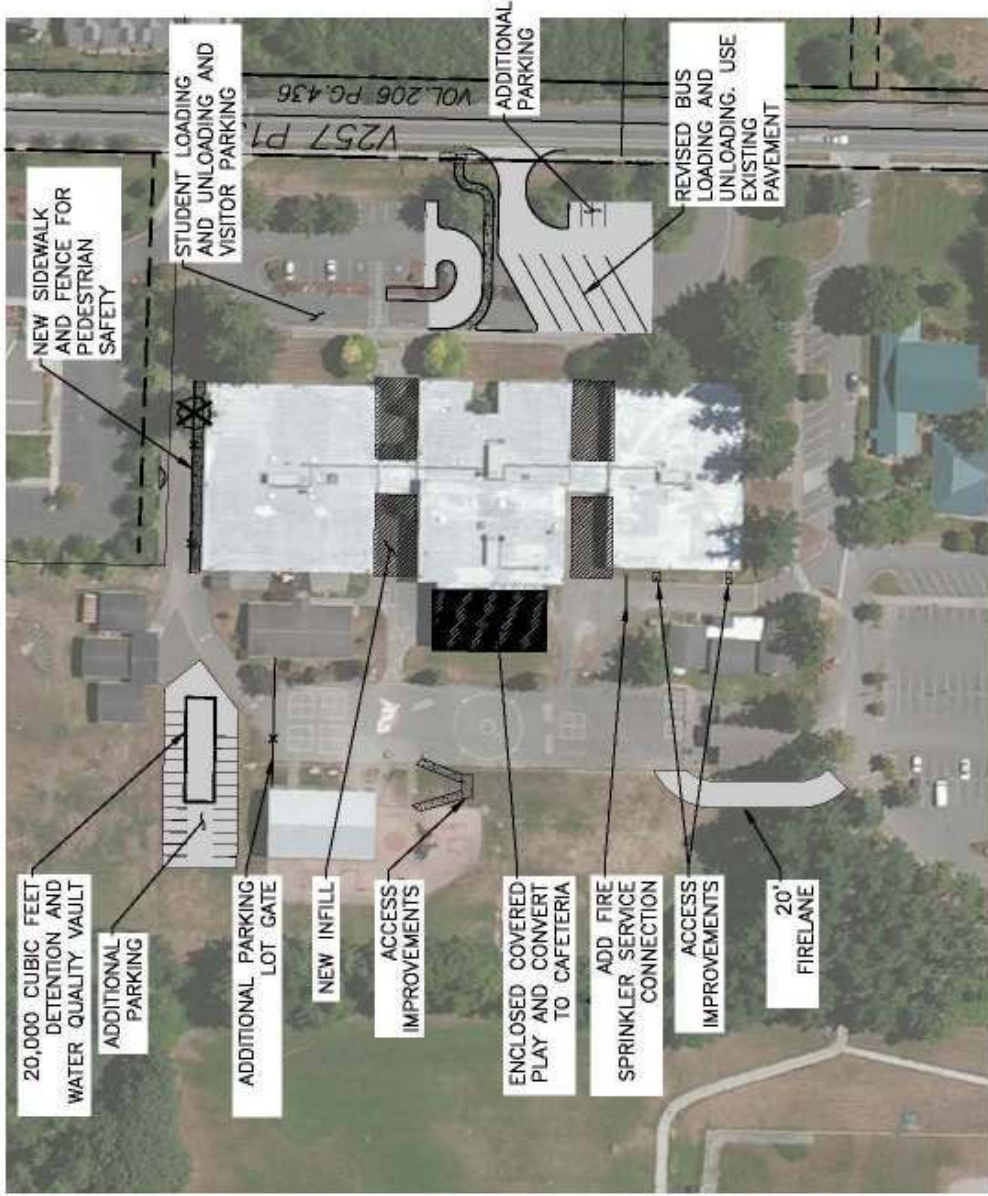


Enclose covered play and convert to Cafeteria
3,800 GSF
New Infill
7,500 GSF



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

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

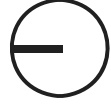
FOR ADDITIONAL STAFF PARKING:

- 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

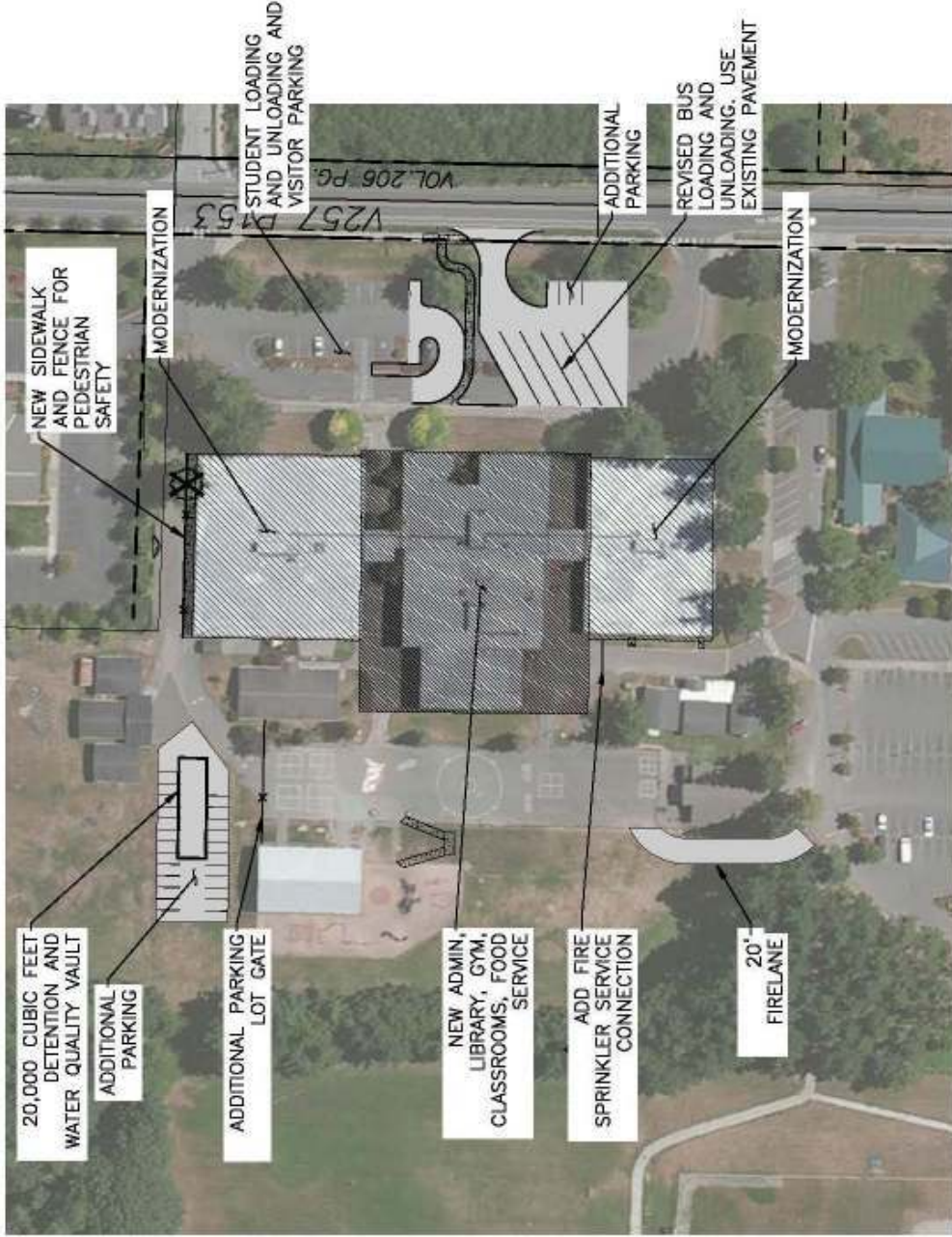


Modernization (Classrooms)
31,900 GSF
New Administration, Library, Gym, Classrooms, Food Service
35,230 GSF



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

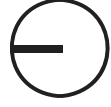
FOR ADDITIONAL STAFF PARKING:

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

OTHER

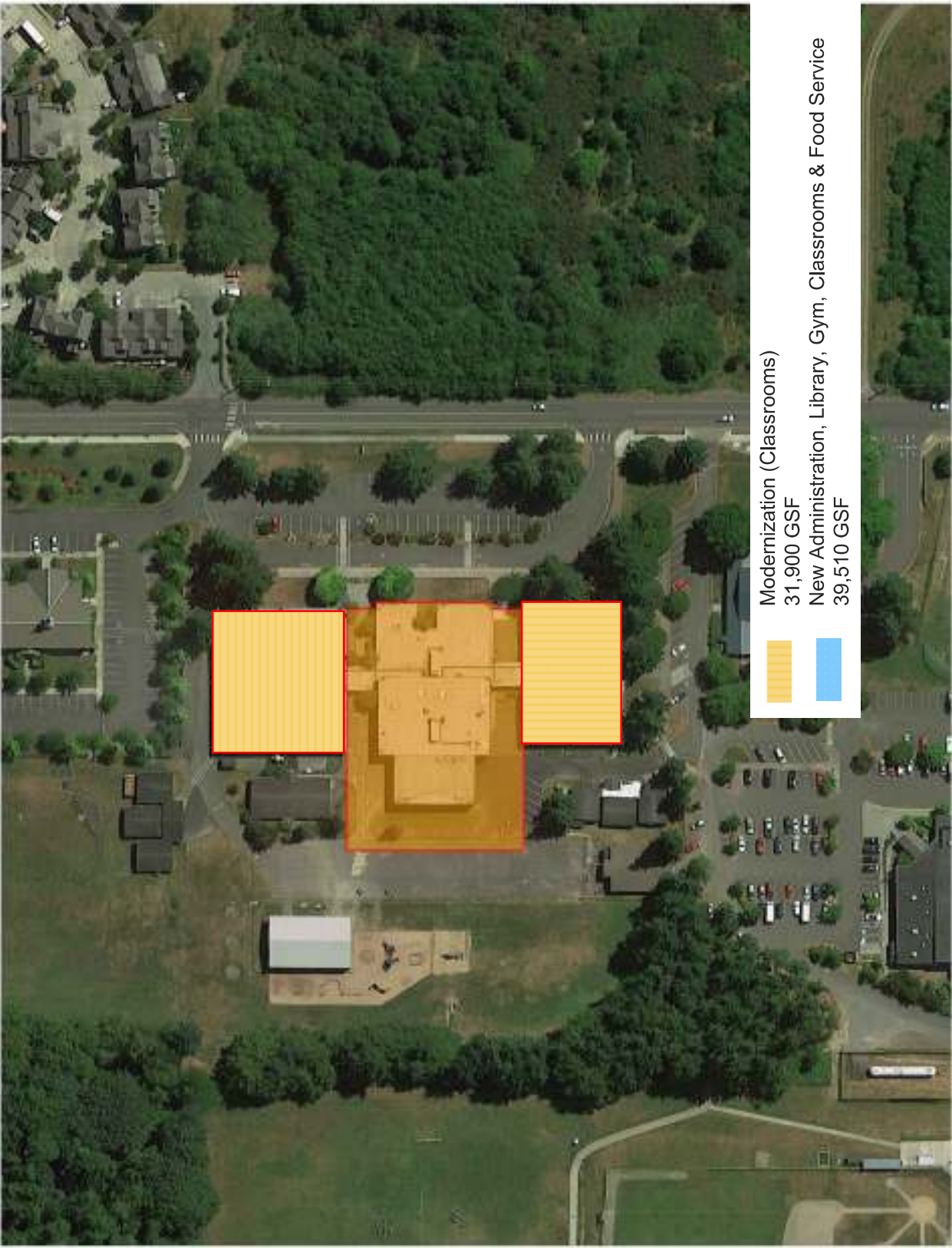
FOR PEDESTRIAN SAFETY IMPROVEMENTS:

- TREE REMOVAL (1 EA)



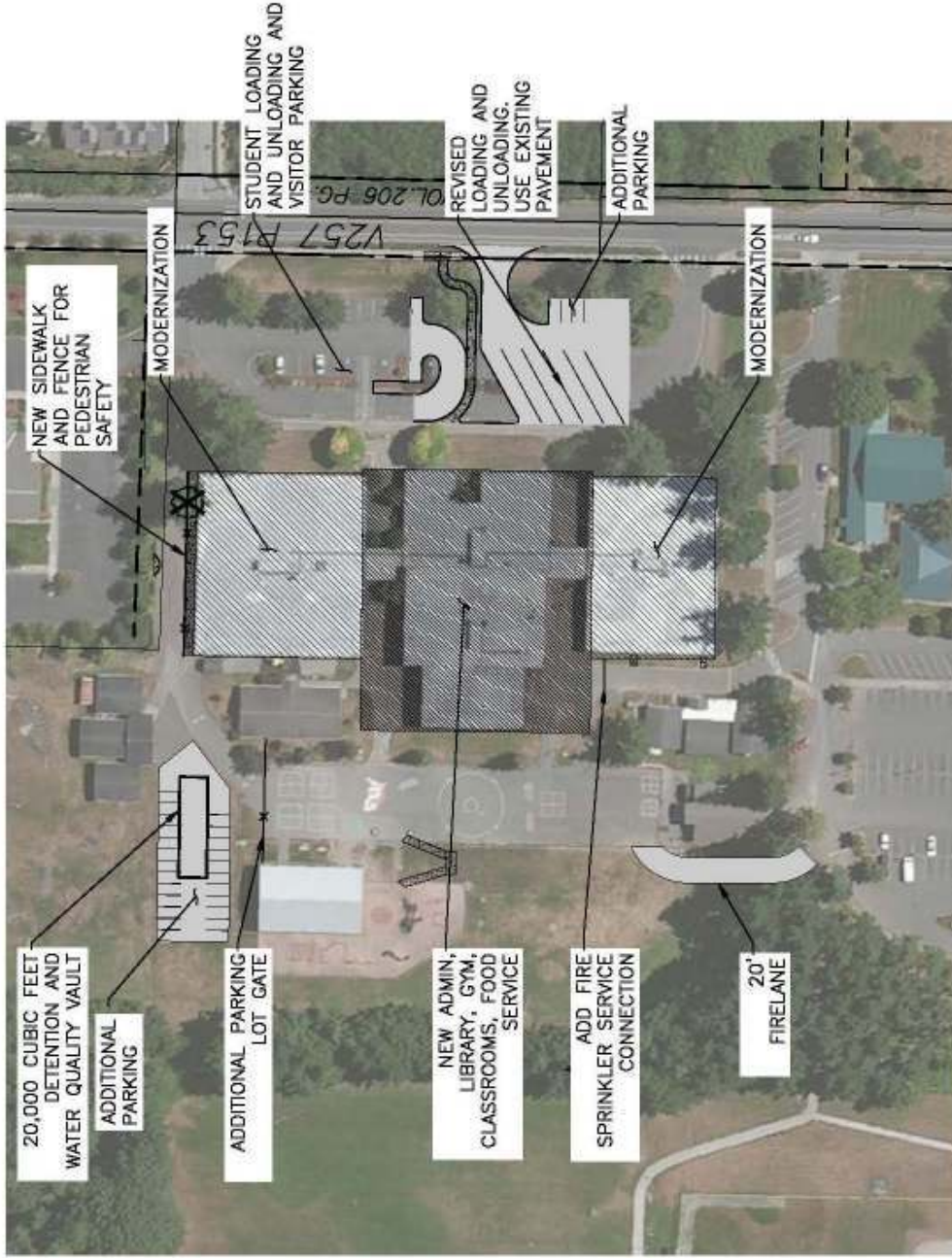
Ordway Elementary School :: McCLEARY BILL ACCOMMODATION

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 (885 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 PEDESTRIAN SAFETY IMPROVEMENTS:

- 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
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 BISSD October 2014 enrollment.

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

67,130 GROSS SQUARE FEET

Summary of Findings	Additions Modernizations	New in Lieu	Postpone Patch & Repair	Other Considerations
\$29,817,343	\$38,090,158	\$38,891,842	\$2,180,760	\$4,397,809

MCCLEARY BILL

Summary of Findings	Additions Modernizations	New in Lieu	Postpone Patch & Repair	Other Considerations
\$34,898,076	\$40,844,200	\$41,718,608	\$2,180,760	\$4,397,809

*Estimates include "Soft" costs



**THE
ROBINSON
COMPANY**

**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

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
Total	65,354 GSF

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	2018 Bid Escalation
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	554,376	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 server pumps (reaching 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
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Educational Program Subtotal **\$80,776** **\$87,804** **\$91,681**

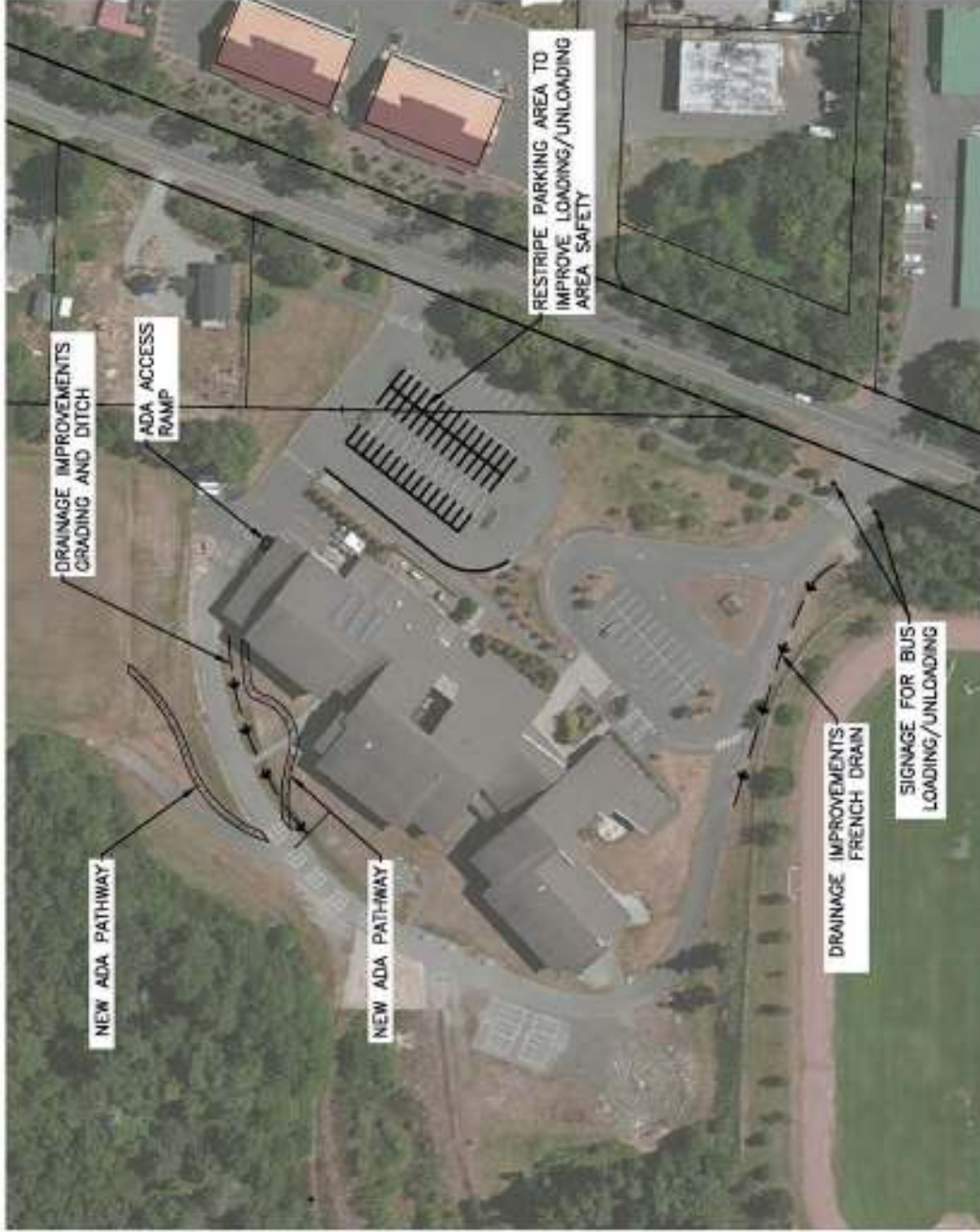
TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS **\$2,577,465** **\$2,801,704** **\$2,925,423**

TOTAL IMMEDIATE ASSET PRESERVATION			
TOTAL IMMEDIATE ASSET PRESERVATION	\$599,343	\$651,486	\$680,254
TOTAL ASSET CONSIDERATIONS			
TOTAL ASSET CONSIDERATIONS	\$1,566,963	\$1,703,289	\$1,778,503

Sakai Intermediate School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



SAKAI INTERMEDIATE SCHOOL

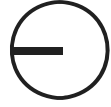
Name:	Sougi Sakai Intermediate School
Address:	9040 Sportman Club Road Bainbridge Island
Water:	City of Bainbridge Island
Sewer:	City of Bainbridge Island
Stormwater:	On-site Detention Constructed 1997

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)



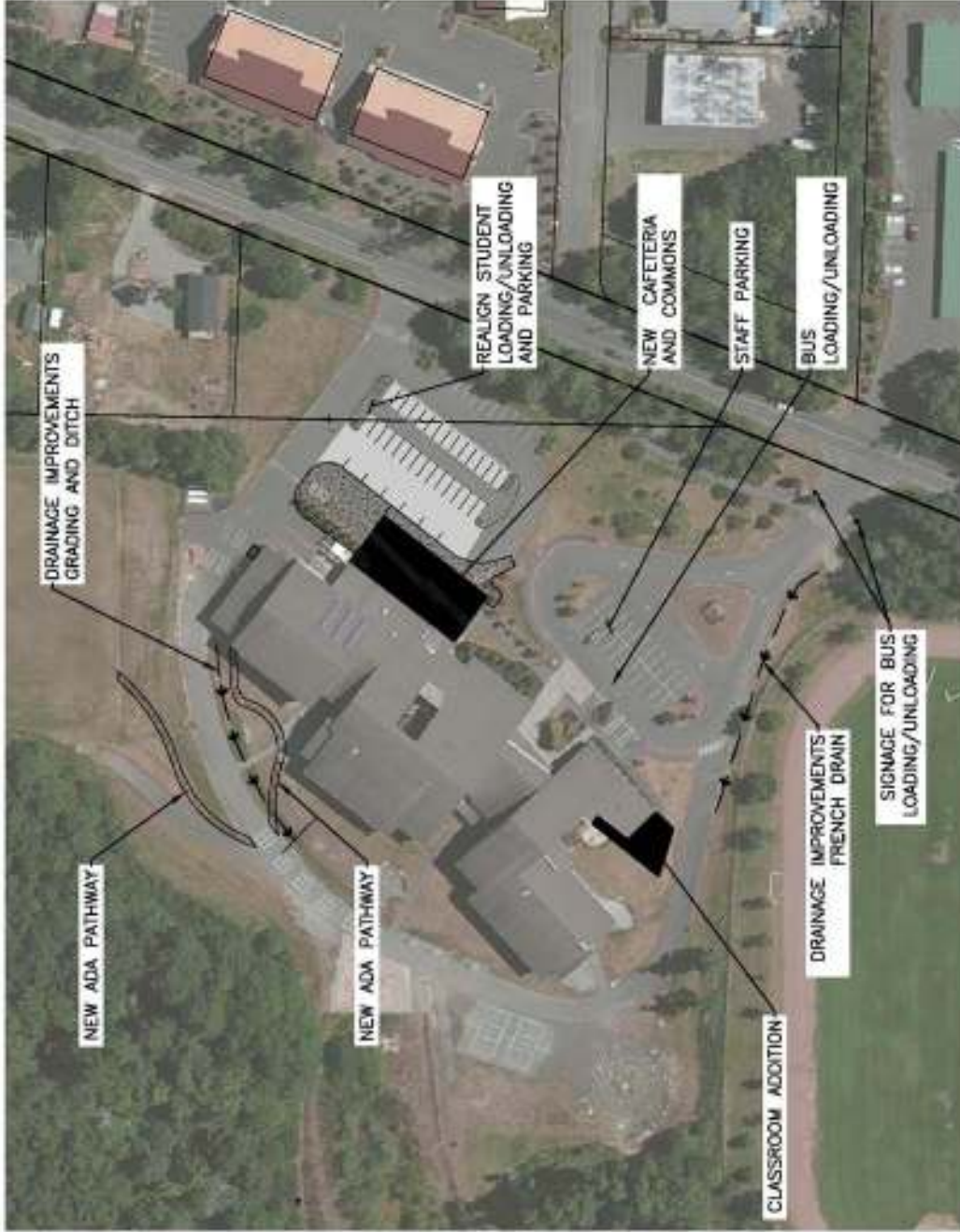
Sakai Intermediate School :: MODEL PROGRAM ACCOMMODATION

72,892 GSF



Sakai Intermediate School :: SITE

HEALTH | LIFE SAFETY IMPROVEMENTS



SAKAI INTERMEDIATE SCHOOL

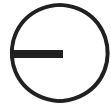
Name: Sunnyside School
 Intermediate School
 Address: 9443 Sportsman Club Road
 Bainbridge Island
 Water: City of Bainbridge Island
 Sewer: City of Bainbridge Island
 Stormwater: On-site Detention
 Constructed 1997

ACCESS AND CIRCULATION

- FOR STUDENT LOADING/UNLOADING:
- RESTRIP STUDENT LOADING/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.



THE
ROBINSON
COMPANY

**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 Modernizations	Immediate Asset Preservation	Asset Considerations
\$2,557,465	\$5,325,387	\$599,343	\$1,566,963

*Estimates include "Soft" costs

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 ADA access for buses	161,960	176,051	183,825
Improve site storm water management	15,299	16,629	17,364
Improve field storm water management	134,831	146,561	153,033
	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	103,990	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
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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	5,451,140	5,691,853
Educational Program Subtotal	\$5,014,848	\$5,451,140	\$5,691,853

TOTAL SUMMARY OF FINDINGS

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

TOTAL IMMEDIATE ASSET PRESERVATION	\$1,421,537	\$1,545,210	\$1,613,444
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TOTAL ASSET CONSIDERATIONS

TOTAL ASSET CONSIDERATIONS	\$6,780,597	\$7,370,509	\$7,695,978
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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	650			538 ³
SF per Student	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.

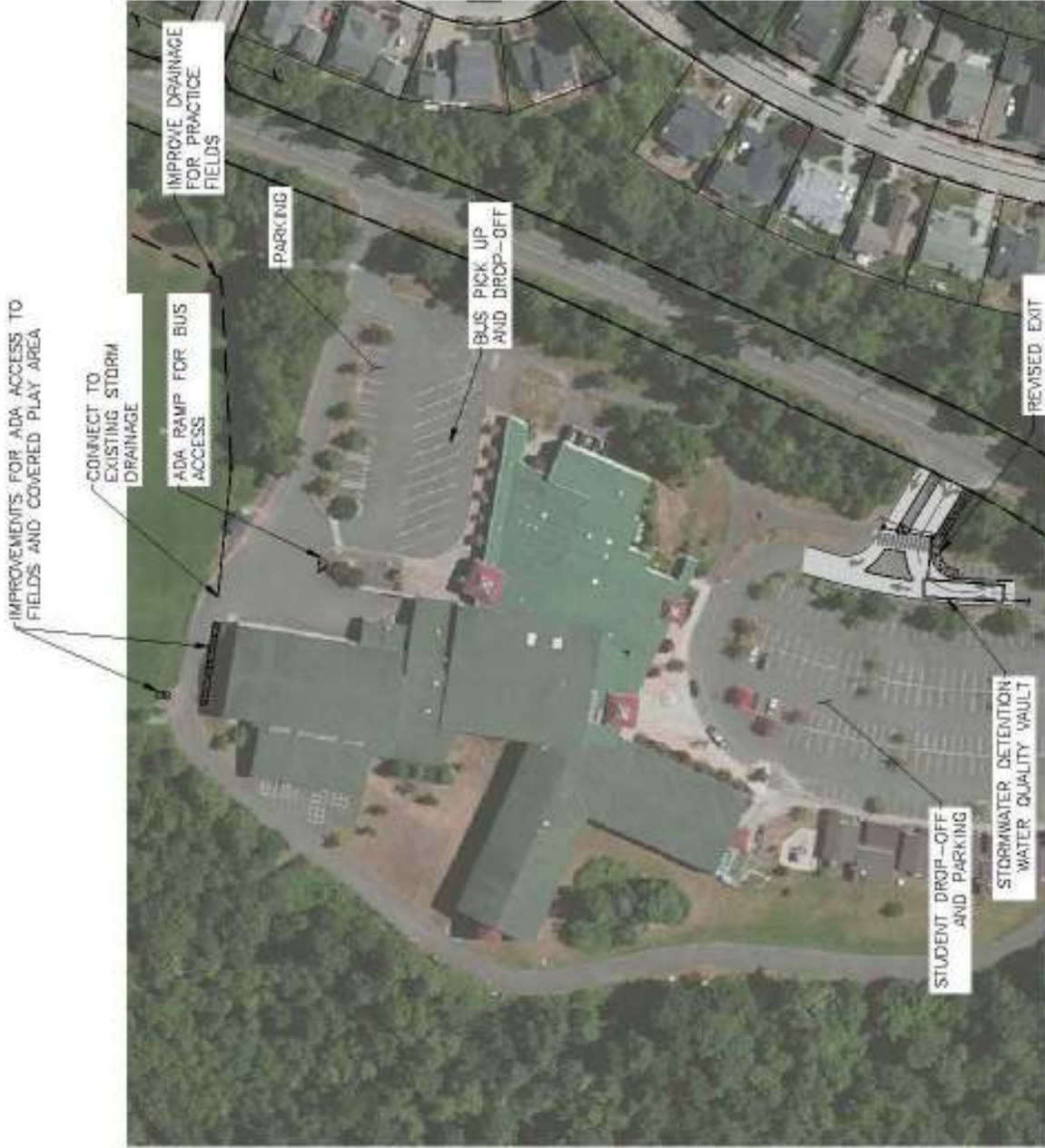
² (5) Non-school use portables at Woodward are not included in the total area and number of teaching stations

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
Owner: City of Bainbridge Island
Source: 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:
- DETENTION AND ACCESS IMPROVEMENTS - 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

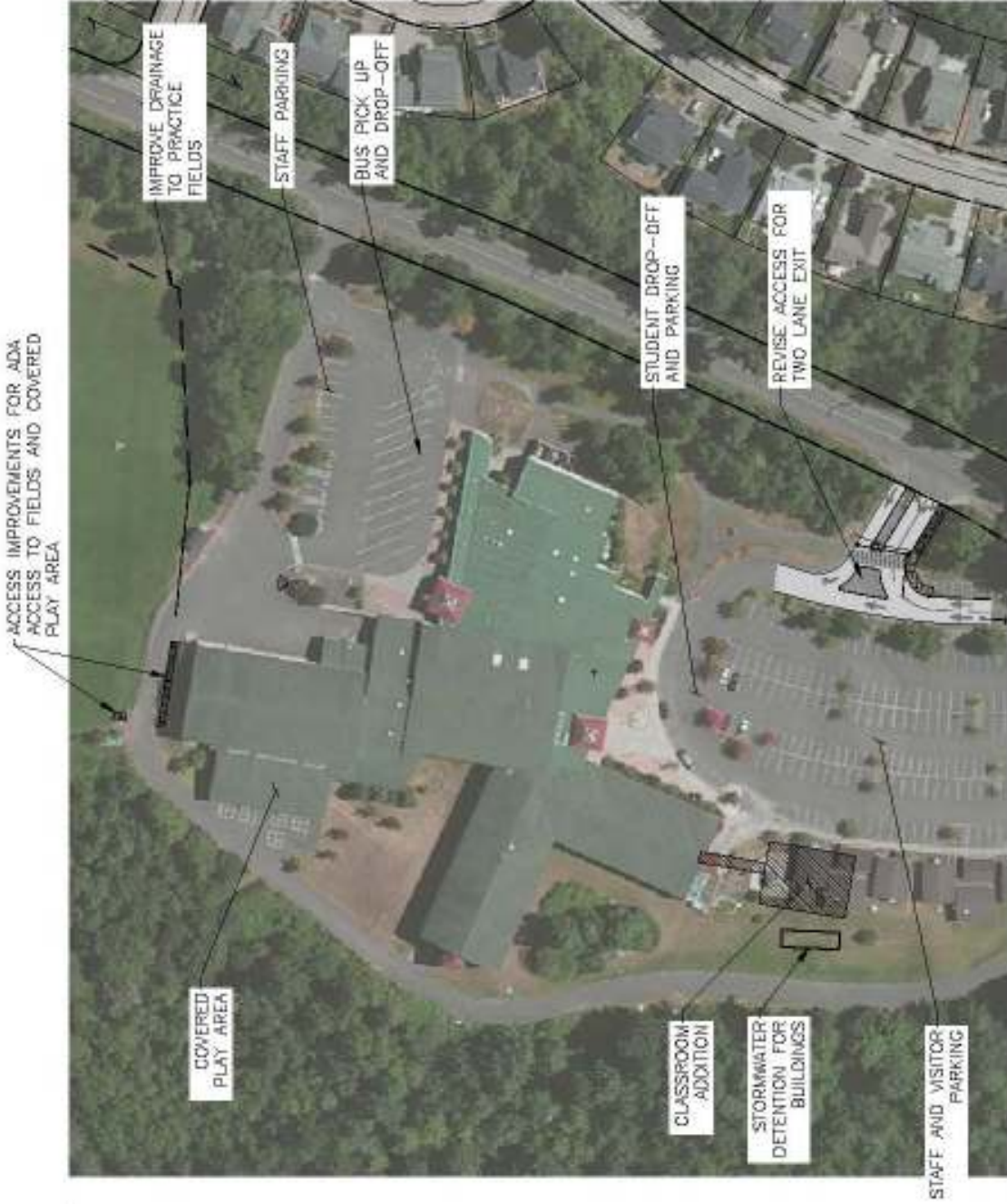


Permanent Classrooms to replace 6 portables
4,300 GSF



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
 - SIDEWALK/RAMP (500 SF)
- STORMWATER**
- FOR PARKING AND ACCESS IMPROVEMENTS FOR DETENTION AND WATER QUALITY -
- 20,000 CUBIC 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 (200 LF)
 - CATCH BASINS (2 EA, LESS THAN 4 FEET DEEP)





THE
ROBINSON
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				
\$13,510,203				
	Additions Modernizations	Immediate Asset Preservation	Asset Considerations	
	\$3,328,237	\$1,421,537	\$6,780,597	

*Estimates include "Soft" costs

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

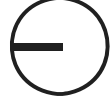


BAINBRIDGE HIGH SCHOOL

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	Project Cost	Project Cost
	2015	2017 Bid 9% Escalation	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	115,259
Upgrade fire alarm system to include call to services for emergency use.	12,369	13,304	13,881
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	26,007	27,782
Replace pallidated domestic water piping with copper	570,349	576,482	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 special-use teaching areas (includes Home & Family Life, Art Room and Visual Arts)	183,562	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)	1,322,040	1,407,408	1,557,266
Repair / replace the canopy / open atrium floor framing and deck to address rot	305,970	322,589	347,276
Replace the entire HVAC system (consume rooftop hydronic unit type, also potential health issue)	2,753,730	2,993,305	3,125,484
Provide lateral and frame support to meet current earthquake code requirements	803,681	873,601	912,778

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/Elec/Seismic	977,360	736,291	768,804
Replace electrical distribution panels and circuitry	305,470	332,549	447,274
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
Repair 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

TOTAL POSTPONE, PATCH & REPAIR

TOTAL POSTPONE, PATCH AND REPAIR \$7,183,578 \$7,072,258 \$7,384,557

TOTAL OTHER CONSIDERATIONS

TOTAL OTHER CONSIDERATIONS \$1,269,266 \$2,115,982 \$2,209,421

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

Abate 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
<i>Upgrade fire alarm system. Replace smoke detectors at the end of their useful life</i>	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
 Upgrade master clock to Bogen Quantum series

Building Findings - Infrastructure Subtotal

LIFE CYCLE REPLACEMENT AND REPAIR

Modest renewal allowance for the entire building

Life Cycle Replacement and Repair Subtotal

EDUCATIONAL PROGRAM

Daylighting

Educational Program Subtotal

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS

TOTAL IMMEDIATE ASSET PRESERVATION

TOTAL IMMEDIATE ASSET PRESERVATION

81,592
 21,418

585,691
 23,281

\$3,182,516

\$3,459,395

\$3,612,156

2,816,238

3,061,250

3,196,430

\$2,816,238

\$3,061,250

\$3,196,430

0

0

0

\$6,690,254

\$7,272,306

\$7,593,439

\$653,756

\$710,633

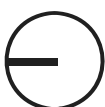
\$742,013

400 Building

Bainbridge Island High School :: 400 Building



400 Building :: 36,144 GSF



**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 9%	2018 Bid Escalation 13.5%

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	60,518	60,455

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

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

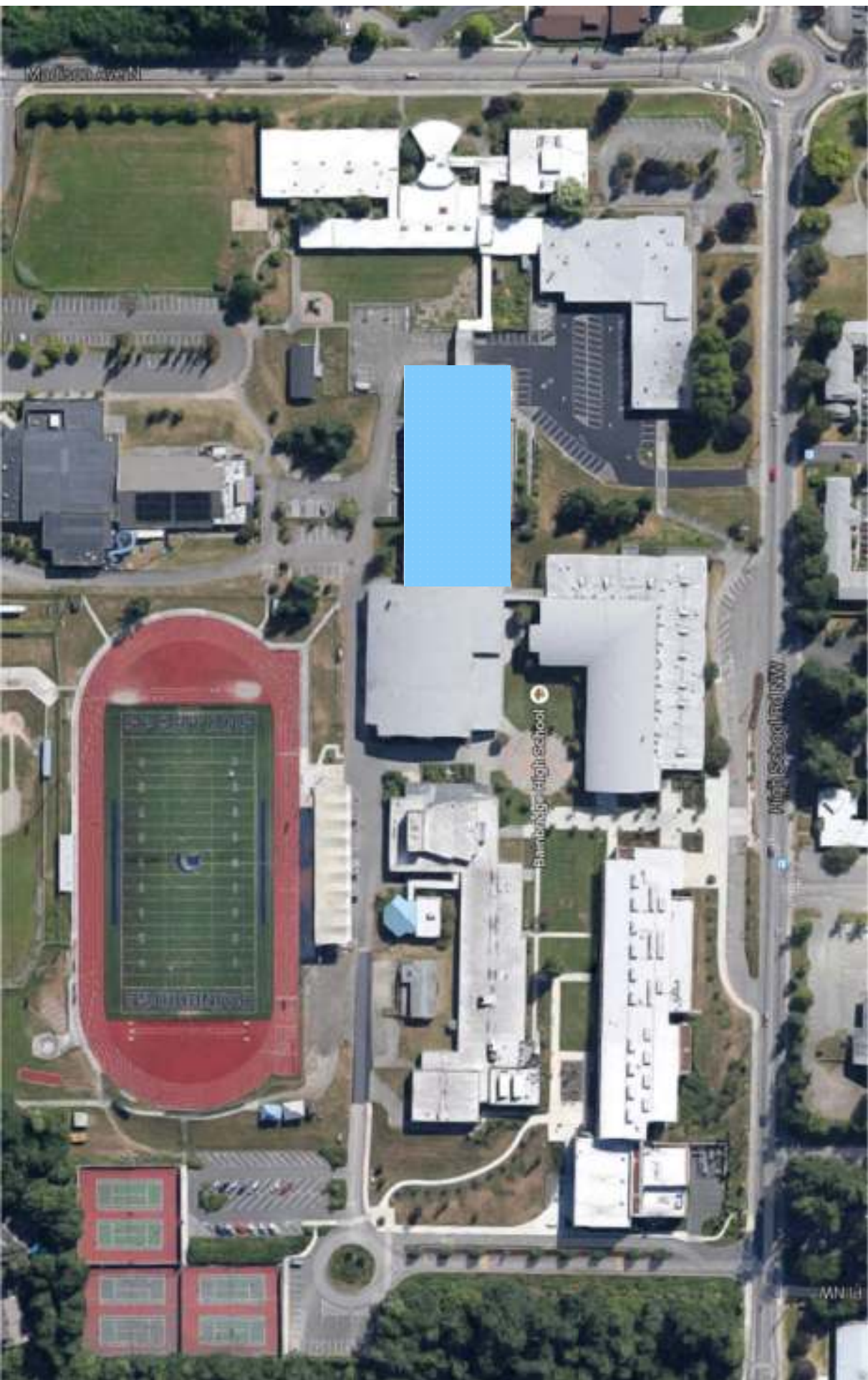
TOTAL SUMMARY OF FINDINGS	\$4,124,149	\$4,482,950	\$4,680,909
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TOTAL IMMEDIATE ASSET PRESERVATION

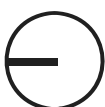
TOTAL IMMEDIATE ASSET PRESERVATION	\$145,846	\$158,534	\$165,535
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500 Building

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 2015		Project Cost 2017 Bid 9% Escalation		Project Cost 2018 Bid 13.5% Escalation	

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

Abate 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
Optimize fire alarm system. Replace smoke detectors at the end of their useful life	50,995	55,432	57,876
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 only a new exhaust fan, duct, etc. not in total)	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	177,351	185,214
Upgrade illumination and lighting control except in Gyms	93,831	101,994	106,498
Upgrade master clock to Rogen Quantum series	10,199	11,066	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
Investigate and repair water intrusion at west wall. 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
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TOTAL IMMEDIATE ASSET PRESERVATION

TOTAL IMMEDIATE ASSET PRESERVATION	\$3,665,317	\$3,984,199	\$4,160,134
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High School Model Program

Core Instruction

Assumptions:

Special Education

- 1450 Students (9 thru 12)

Functional Skills

- Central food preparation is on-site

Science

- Personalized learning is emphasized

Arts | Music | STEM | Tech

- Increase opportunities for collaboration

Library | Media Center

- Full-time staff will be assigned to a

Physical Education

specific classroom

Food Service

- Part-time staff share classrooms

Commons | Cafeteria

- Lunch is served in (2) shifts

Administration

- Interior corridors

Student Services

Site:

Faculty | Staff Support

- Model Program recommends site size of 40 acres

Building Support

Bainbridge Island High School :: Main Campus



100 Building Replacement



THE
ROBINSON
COMPANY

**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	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
100 Building	\$15,378,622	\$27,022,727	\$7,183,578		\$1,269,266
300 Building	\$6,690,254			\$653,756	
400 Building	\$4,124,149			\$145,846	
500 Building	\$10,756,027			\$3,665,317	

*Estimates include "Soft" costs

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	508,358	552,530	576,918
Provide lateral and shear support to meet current earthquake code requirements 1970/78/81 Bldgs	611,940	665,179	694,552
Seismic south wing 1948/49 wing	607,860	660,744	689,922
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	579,010	575,034	600,426

Building Findings - Health | Life Safety Subtotal \$6,071,534 \$6,599,758 \$6,891,191

BUILDING FINDINGS - INFRASTRUCTURE			
Replace HVAC system and controls for areas still on steam system	1,733,890	1,886,673	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 suspended ceiling tiles throughout	594,780	635,606	663,725

Building Findings - Infrastructure Subtotal \$3,267,117 \$3,551,356 \$3,708,178

TOTAL SUMMARY OF FINDINGS

TOTAL SUMMARY OF FINDINGS \$9,338,651 \$10,151,114 \$10,599,369

TOTAL POSTPONE, PATCH & REPAIR

TOTAL POSTPONE, PATCH & REPAIR \$5,524,225 \$6,004,833 \$6,269,996

Commodore Options School



Commodore Options School



COMMODORE OPTIONAL SCHOOL
Name: Commodore Optional School
Address: 9630 N.E. High School Road
 Bainbridge Island, WA 98110
Water Services: City of Bainbridge Island
Sewer Services: 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	New in Lieu	Postpone Patch & Repair
\$9,338,651	\$33,097,790	\$5,524,225

*Estimates include "Soft" Costs

Tax Rate and Assessed Value (AV) Information

Capital Investment Impact of Levy Rate

- Based on 150 basis points above current bond market interest rates, a 20-year financing structure, we estimate the following:

Par	Total School Levy Tax Rate Increase (per \$1,000 AV*)
\$25.3 million	\$0.07 - 0.11
\$60 million	\$0.14 - 0.38
\$80 million * Above estimated 2016 levy rate. The lower-end of the increase assumes a level total school tax rate structure, while the upper-end assumes a level annual new debt structure. We also assume a future \$1.7 million annual drop in the M&O levy, which mitigates the increases.	\$0.18 - 0.63

- Actual increase in levy rate is dependent on amount of bonds sold, timing and structure.

2015 Comparison of School Bonds

(per \$1,000 AV) Kitsap and King County School Districts 2015 Tax Rates

King and Kitsap County School Districts 2015 Total Tax Rates						
District	Bonds (\$)	M&O (\$)	Capital Projects (\$)	Trans. (\$)	Total (\$)	Total (\$)
Federal Way School District No. 210	1.4409	3.7540	1.2206	-	6.4155	6.4155
Tahoma School District No. 409	2.3675	3.2621	0.5381	-	6.1677	6.1677
Auburn School District No. 408	1.4205	3.8597	0.8607	-	6.1408	6.1408
Bremerton School District No. 100	1.3567	3.8156	0.6460	-	5.8183	5.8183
Tukwila School District No. 406	1.7344	3.4749	0.2923	-	5.5016	5.5016
Kent School District No. 415	1.4065	3.6285	0.3787	-	5.4137	5.4137
Highline School District No. 401	1.7087	3.6789	-	-	5.3877	5.3877
Central Kitsap School District No. 401	-	3.3125	1.9012	-	5.2137	5.2137
Enumclaw School District No. 216	1.4677	3.5011	0.2441	-	5.2130	5.2130
Shoreline School District No. 412	1.8833	2.5592	0.3139	-	4.7563	4.7563
Renton School District No. 403	1.7141	2.4155	0.4634	-	4.5930	4.5930
Fife School District No. 417	1.2658	3.3123	-	-	4.5781	4.5781
Northshore School District No. 417	1.9327	2.1501	0.3538	-	4.4367	4.4367
North Kitsap School District No. 400	1.5498	2.7996	-	-	4.3494	4.3494
Riverview School District No. 407	1.2211	2.4253	0.5582	-	4.2046	4.2046
Issaquah School District No. 411	1.5935	1.9535	0.5126	0.0763	4.1360	4.1360
Vashon Island School District No. 402	1.7150	1.7064	0.4062	-	3.8276	3.8276
Snoqualmie Valley School District No. 410	1.1883	2.2236	0.3945	-	3.8063	3.8063
South Kitsap School District No. 402	-	3.6864	-	-	3.6864	3.6864
North Mason School District No. 403	1.2847	2.2114	-	-	3.4961	3.4961
Lake Washington School District No. 414	0.8703	1.4570	0.9719	-	3.2992	3.2992
Bainbridge Island School District No. 303	1.2334	1.6770	0.3876	-	3.2981	3.2981
Bellevue School District No. 405	1.3662	1.2049	0.5567	-	3.1278	3.1278
Mercer Island School District No. 400	0.8302	1.3808	0.5119	-	2.7229	2.7229
Seattle School District No. 1	-	1.2778	1.1131	-	2.3908	2.3908
Skykomish School District No. 404	-	1.8251	-	-	1.8251	1.8251

Source: King County and Kitsap County Assessor's Office

Blakely, Ordway, Sakai and Woodward

	Summary of Findings	New in Lieu Add/Mod	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
Blakely	\$28,821,865	<u>\$38,964,667</u> \$38,156,500	\$3,947,625		\$1,509,452
Ordway	\$29,817,343	<u>\$38,891,842</u> \$38,090,158	\$2,180,760		\$4,397,809
Sakai	\$2,557,465	\$5,325,387		\$599,343	\$1,566,963
Woodward	\$13,510,203	\$3,328,237		\$1,421,537	\$6,780,597

Bainbridge High School and Commodore

	Summary of Findings	New in Lieu	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
100 Building	\$15,378,622	\$27,022,727	\$7,183,578		\$1,269,266
300 Building	\$6,690,254			\$653,756	
400 Building	\$4,124,149			\$145,846	
500 Building	\$10,756,027			\$3,665,317	
Commodore (North)	\$9,338,651	\$33,097,790	\$5,524,225		

Consideration #1

\$25.3M

	Summary of Findings	New In Lieu	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
Blakely			\$ 3,947,625		
Ordway			\$ 2,180,760		
Sakai				\$ 599,343	
Woodward				\$ 1,421,537	
BHS 100			\$ 7,183,578		
BHS 300				\$ 653,756	
BHS 400				\$ 145,846	
BHS 500				\$ 3,665,317	
Commodore			\$ 5,524,225		
TOTALS	\$ -	\$ -	\$ 18,836,188	\$ 6,485,799	\$ -
					\$ 25,321,987

Consideration #2

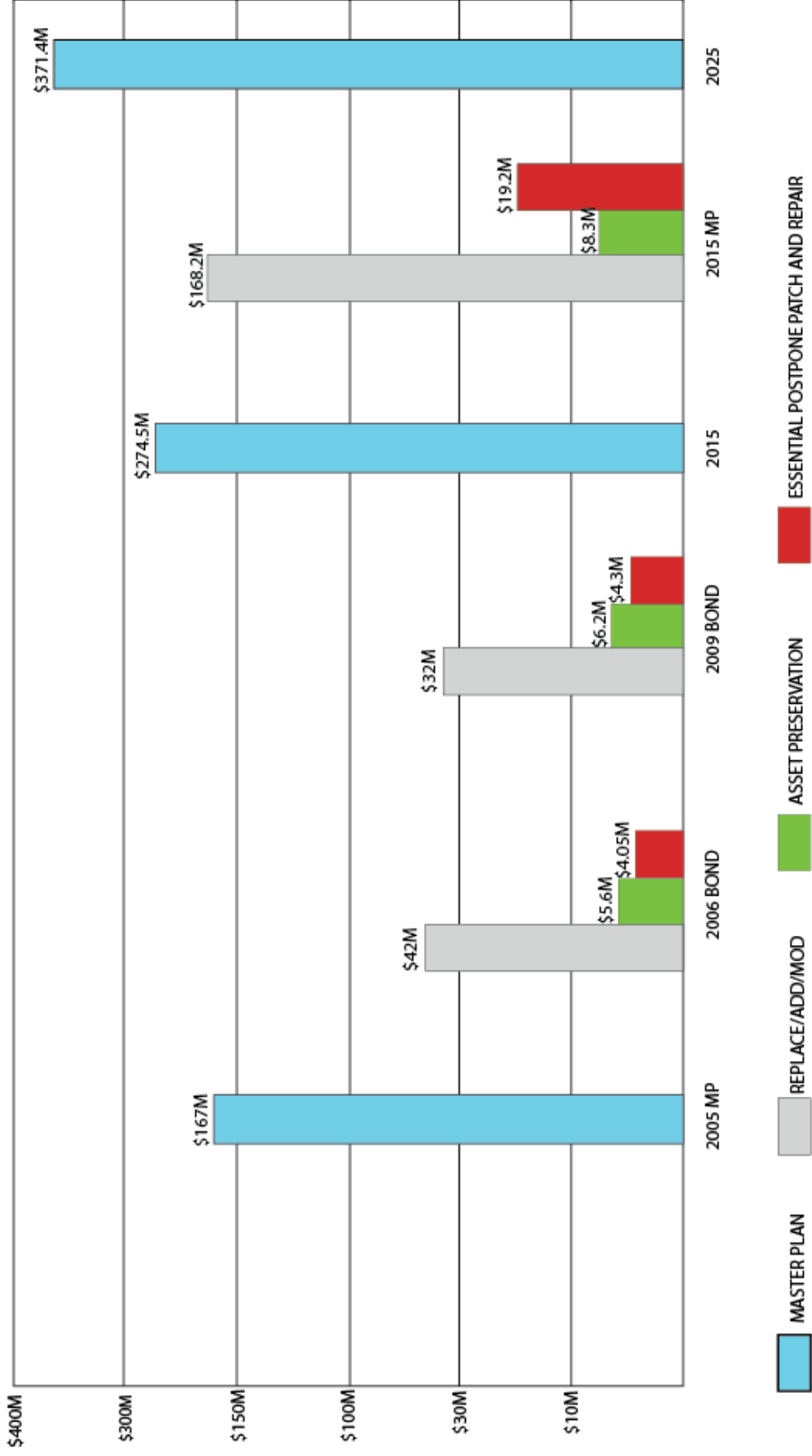
\$60.3M

Summary of Findings	New In Lieu	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
Blakely	\$ 38,964,667			
Ordway		\$ 2,180,760		
Sakai			\$ 599,343	
Woodward			\$ 1,421,537	
BHS 100		\$ 7,183,578		
BHS 300			\$ 653,756	
BHS 400			\$ 145,846	
BHS 500			\$ 3,665,317	
Commodore		\$ 5,524,225		
TOTALS	\$ -	\$ 14,888,563	\$ 6,485,799	\$ -
				\$ 60,339,029

Consideration #3

\$80.2M

Summary of Findings	New In Lieu	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
Blakely	\$ 38,964,667			
Ordway		\$ 2,180,760		
Sakai			\$ 599,343	
Woodward			\$ 1,421,537	
BHS 100	\$ 27,022,727			
BHS 300			\$ 653,756	
BHS 400			\$ 145,846	
BHS 500			\$ 3,665,317	
Commodore		\$ 5,524,225		
TOTALS	\$ -	\$ 7,704,985	\$ 6,485,799	\$ -
				\$ 80,178,178



DISCUSSION :: What is Essential?

What is Essential?

	Summary of Findings	New in Lieu Add/Mod	Postpone Patch & Repair	Immediate Asset Preservation	Other Considerations
Blakely					
Ordway					
Sakai					
Woodward					
BHS 100					
BHS 300					
BHS 400					
BHS 500					
Commodore					

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

School Board Work Session :: Board Room

19 May 2015