

Welcome

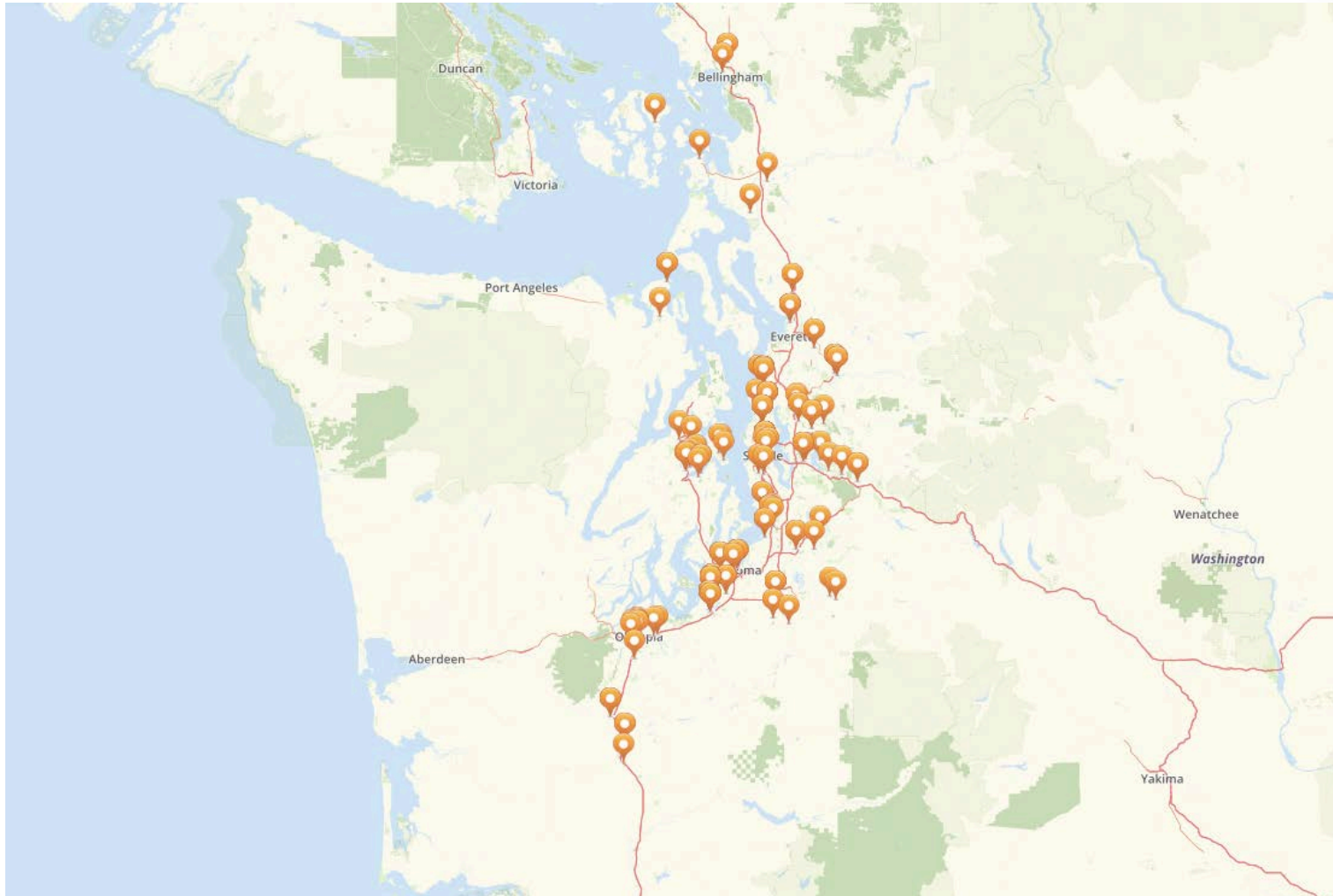
Why

- Open Communication
- Commitment to the voters 2016 (\$81.2+ 2009 Essential Renovations \$ + Class size Reduction Grant + Interest Earnings)
 - Blakely
 - BHS 100 Building CTE/Performing Arts
 - Essential Renovations
- Construction escalation :: Market Conditions 10-15%
- Not alone
- Work to-date
- Strategies
- Listen

The Team

- **Recent Results :: Market Conditions**
 - Robinson Company :: Dan Cassady, Chief Estimator
- **K-12 School Districts**
 - Parametrix :: Jim Dugan, Managing Director | Project Manager
- **Blakely - Update**
 - Mithun :: Richard Franko, FAIA LEED AP Partner
- **Construction**
 - FORMA :: Jim Phillips, President
Richard Teddy, Construction Executive
Chris Colley, Preconstruction Manager
- **BHS 100 Building - Update**
 - Mahlum :: JoAnn Wilcox, AIA LEED AP Associate Principal
David Mount, AIA LEED AP Partner

Regional Perspective of the Team



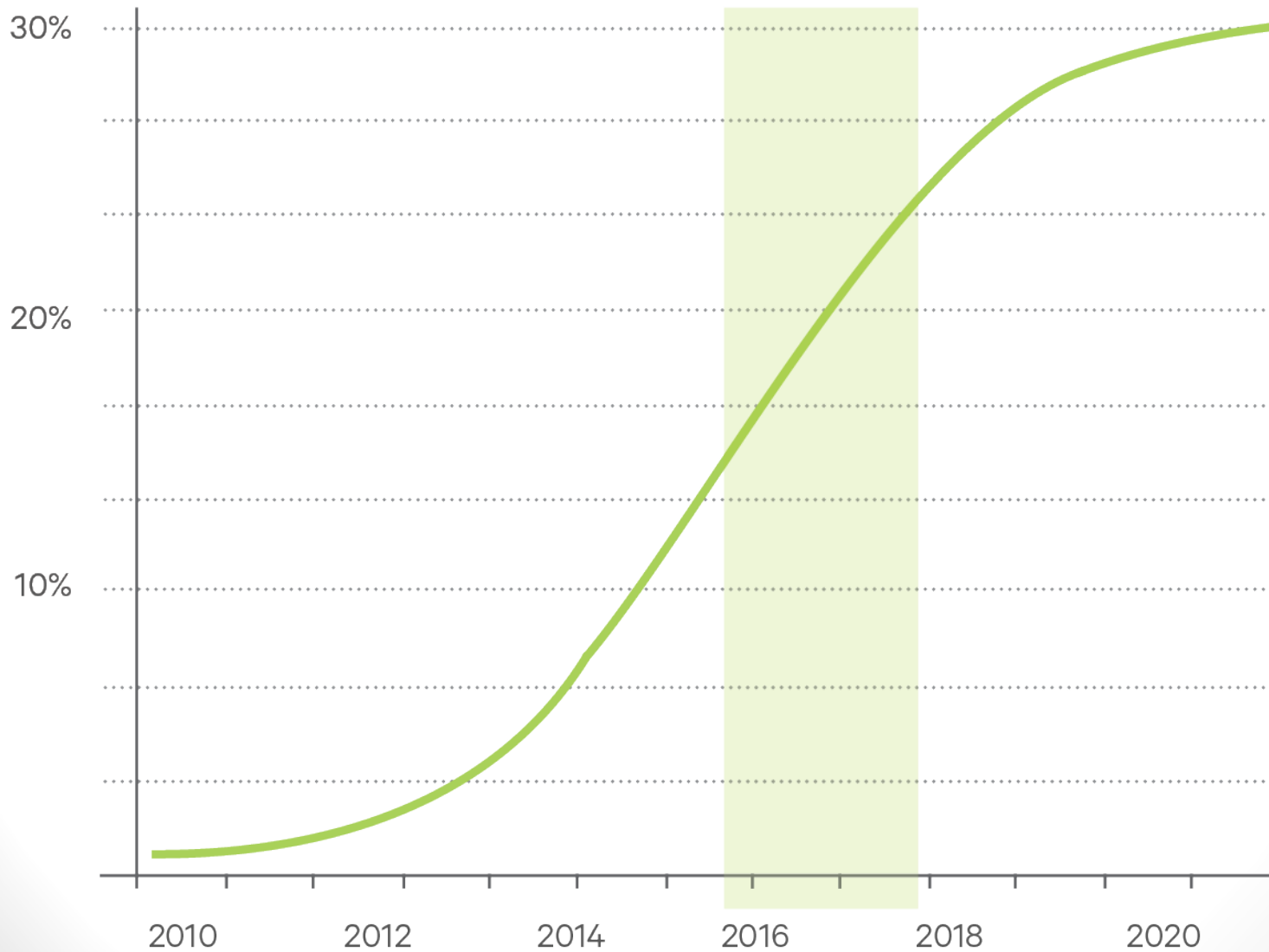
Recent Results

Market Conditions

Bond to Build

- Bond development
- Schedule
- Current pipeline
- Future pipeline
- Escalation
- Community support

Escalation Trend



K-12 District Reactions

K-12

Variations from one project to another

Factors

- Occupied site
- Longevity
- Energy savings (general fund)
- Operational savings (general fund)
- Code revisions
- Site conditions
- Stormwater
- Island factor
- Soft costs
- Off-site
- Educational & construction standards

Other Factors

- More Stringent Energy Code
- More Stringent Storm Water Requirements
- Aging Construction Workforce
- Limited L & M Resources
- Not an Owners Market
- Perfect Storm
- Increased & Unplanned Cost

K-12 Reactions

- Compromise District Standards
- Defer some projects, reallocate and build
- Stop and wait out market
- Additional Capital Bond Measure – Voters Help

Education and Construction Standards

- Impact | eliminate 21st century learning environments
 - Double loaded corridor
 - Shared learning
 - Large group instruction
 - Small group instruction
 - Natural daylighting
 - Outdoor education spaces
- Reduce | eliminate square footage for support spaces
 - Special Education, STEM, Library, Art, Music

Education and Construction Standards

- Compromise longevity
- Increase cost of maintenance
- Less energy efficient buildings
- 4-6 month project delay
- Inequity between schools
- Staff & community disappointment
- Long term consequences of lower building standards

Blakely Elementary Design Update—

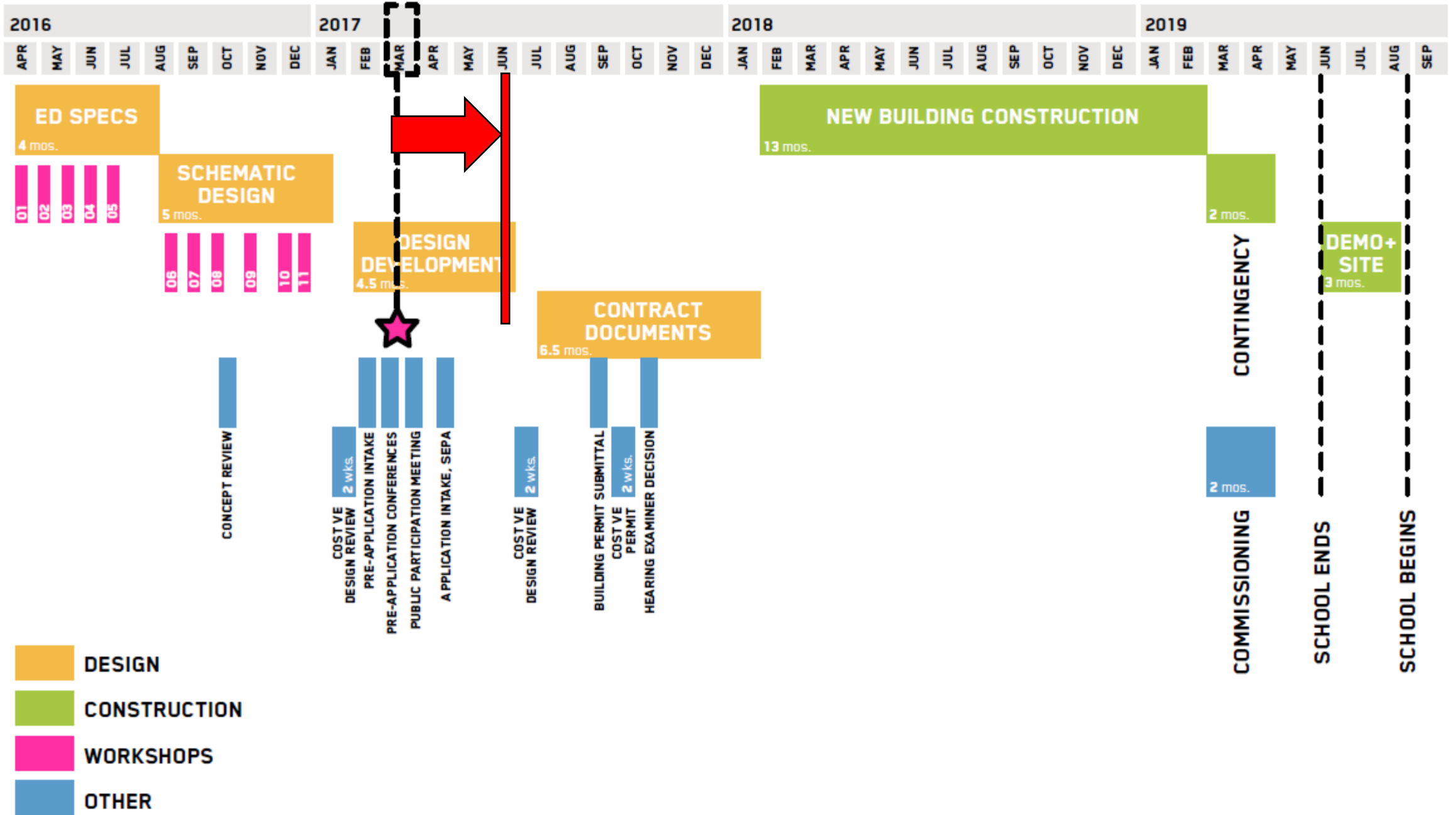
– 6/15/2017 DESIGN DEVELOPMENT 100%

Blakely Elementary School



height ↑

GRAPHIC SCHEDULE



COMMUNITY MEETING: 12.12.2016





NE BAKER HILL ROAD

NE BLAKELY AVE

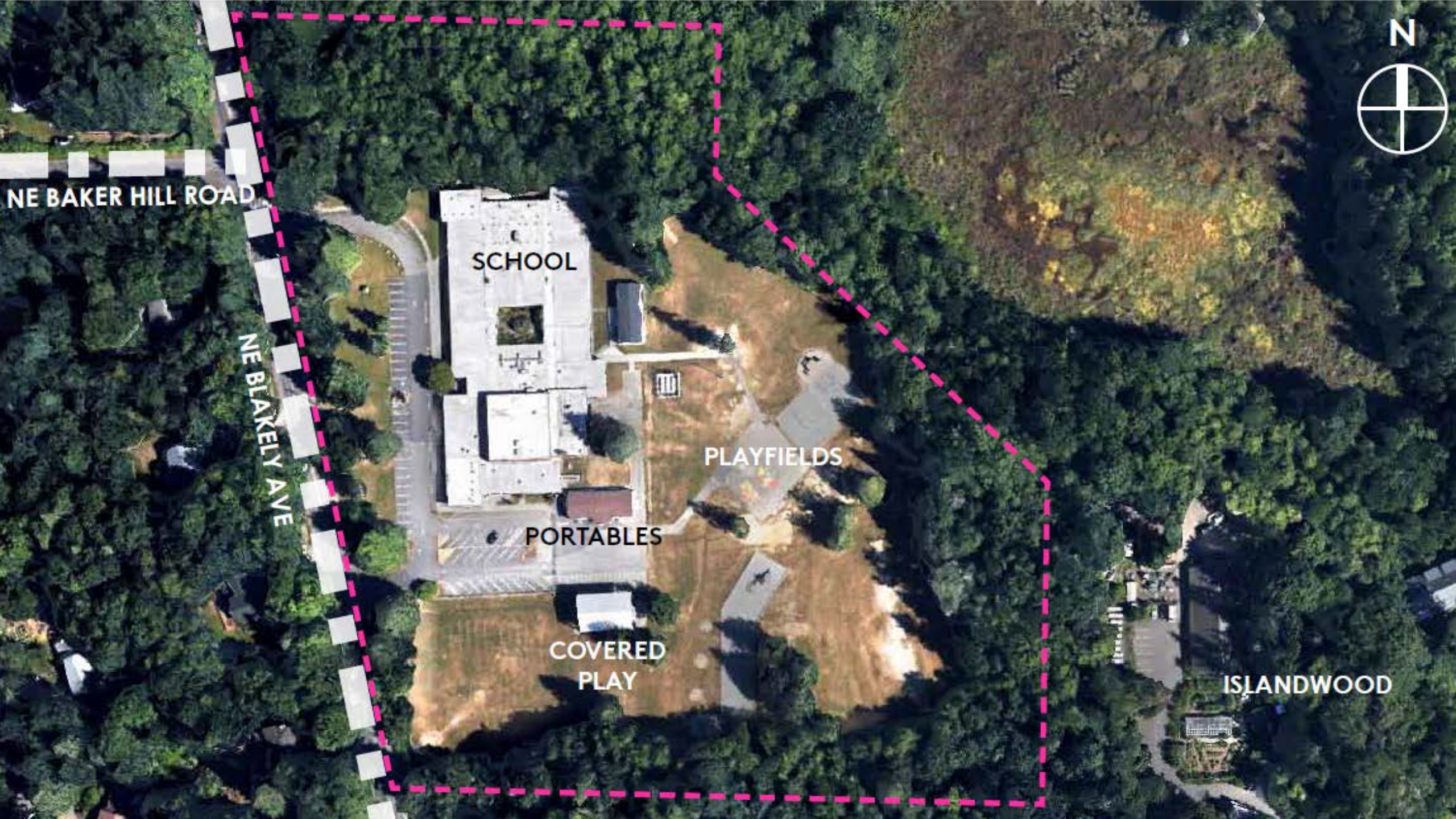
SCHOOL

PLAYFIELDS

PORTABLES

COVERED
PLAY

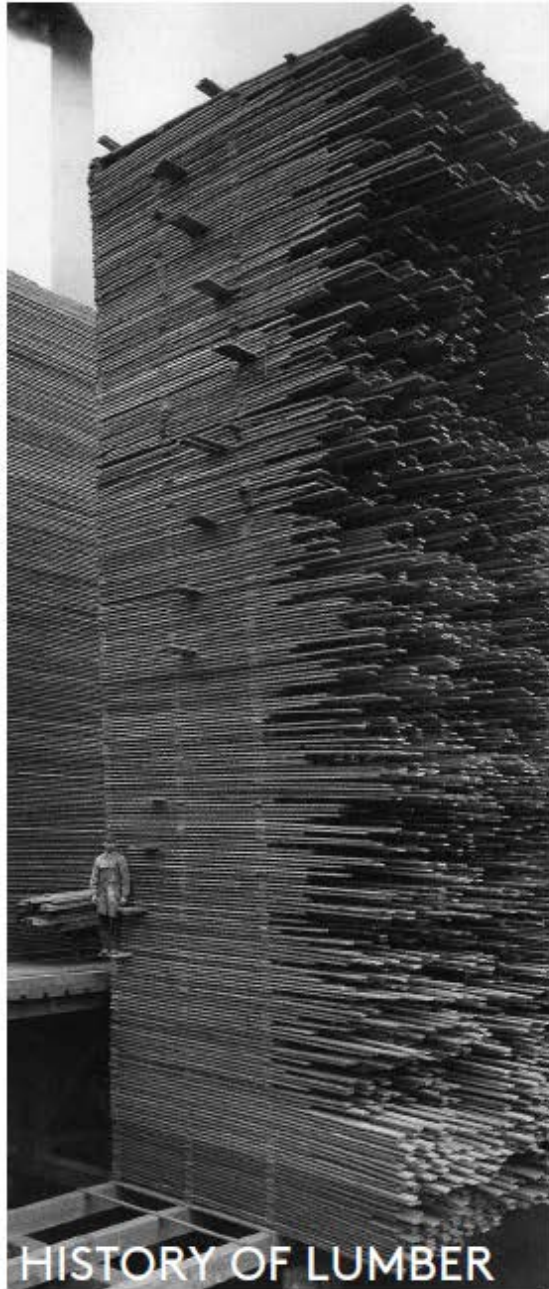
ISLANDWOOD



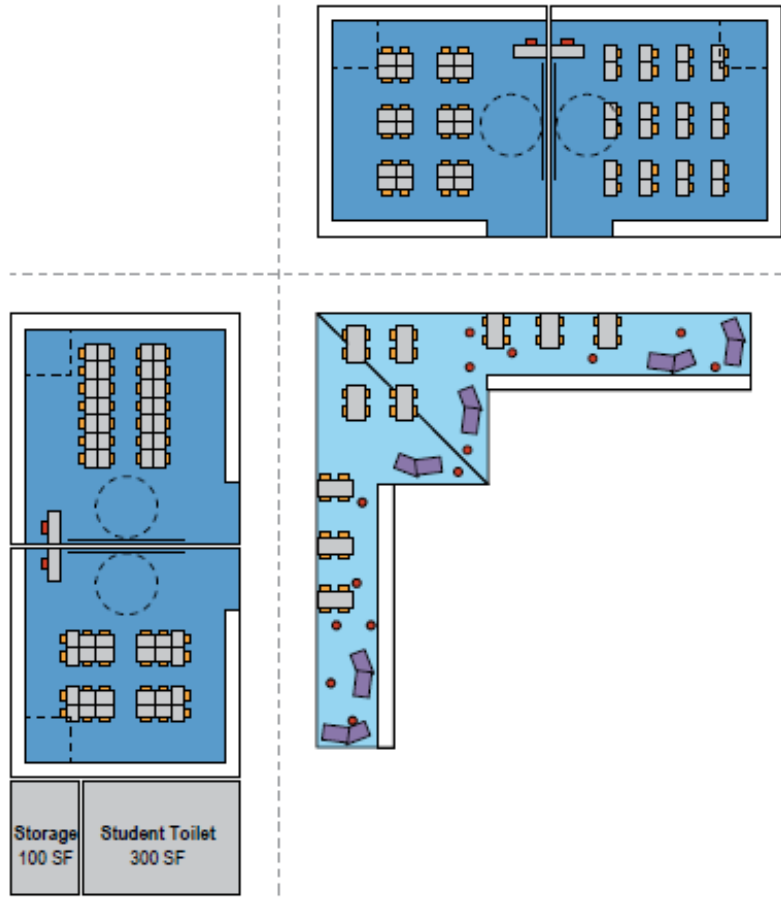
LANDSCAPE SPATIAL EXPERIENCES



PROGRAMMATIC INSPIRATION



CLASSROOM CLUSTER

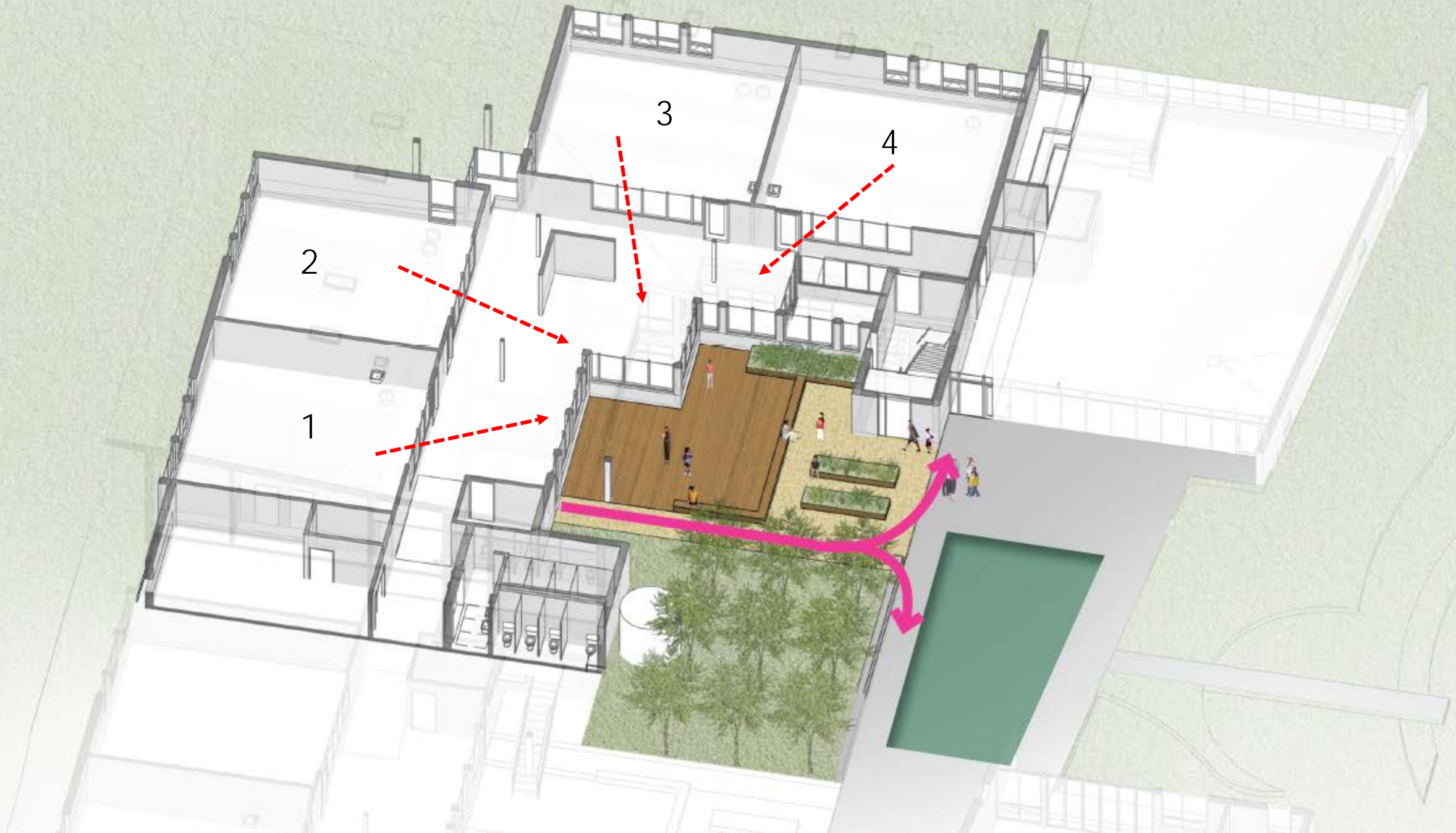


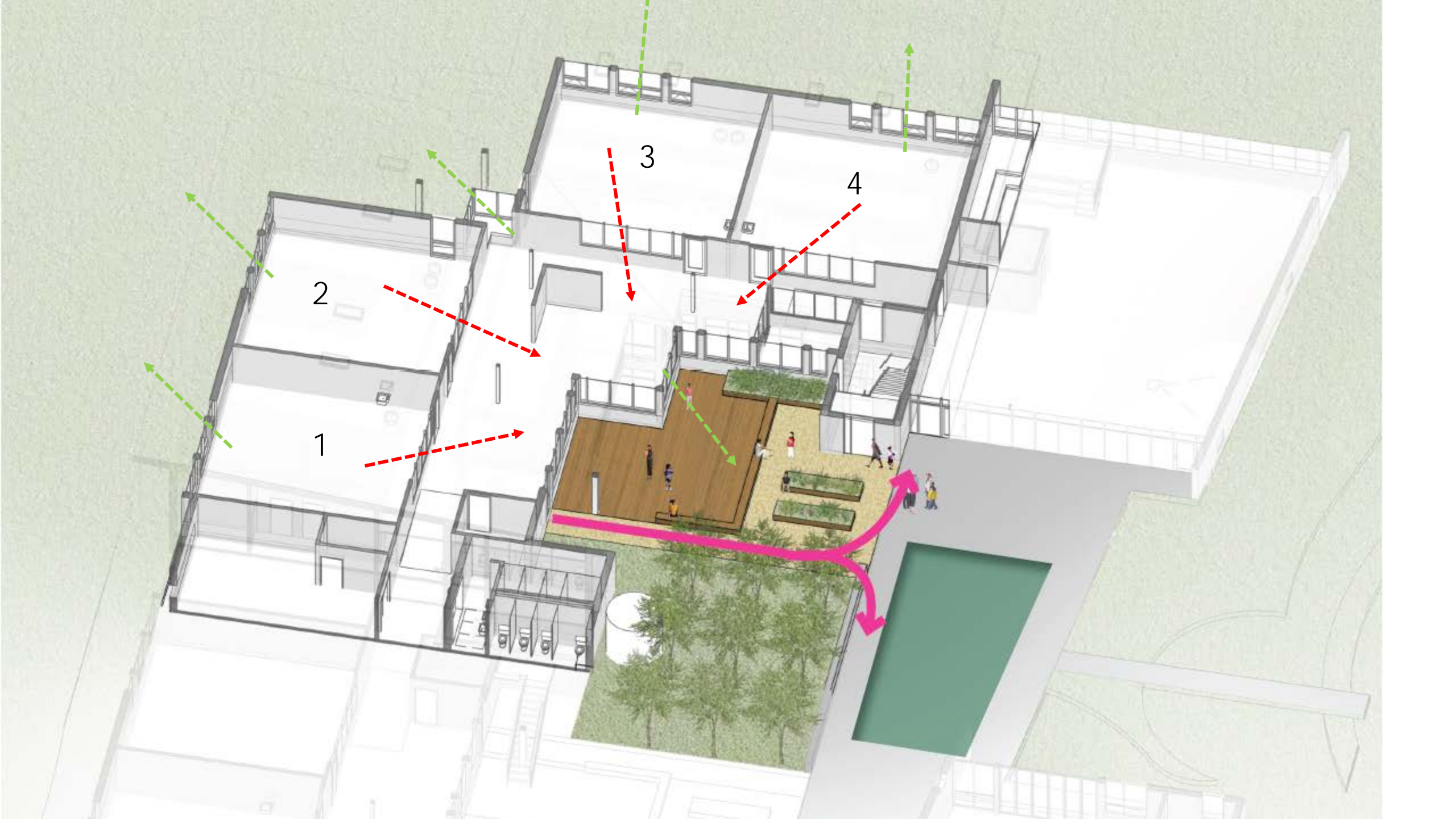
ED-SPEC

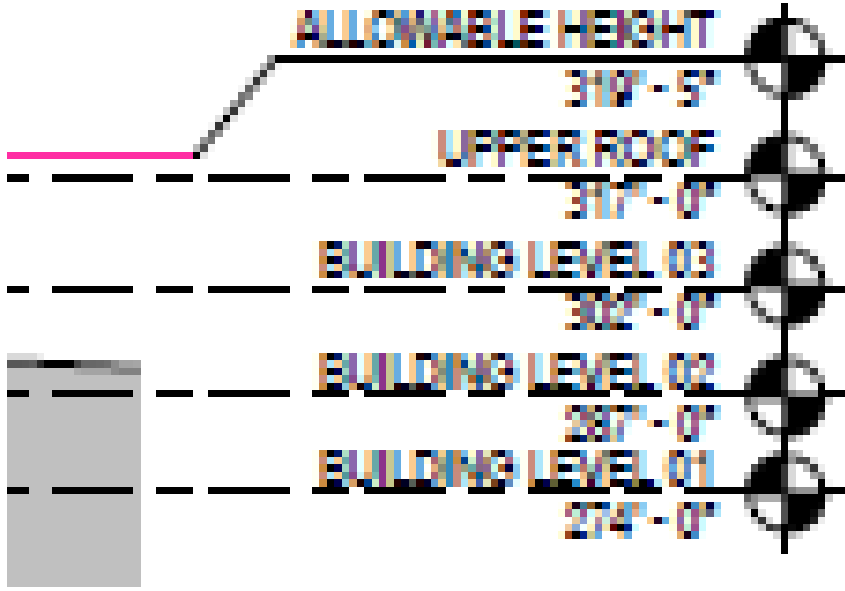


CURRENT DESIGN

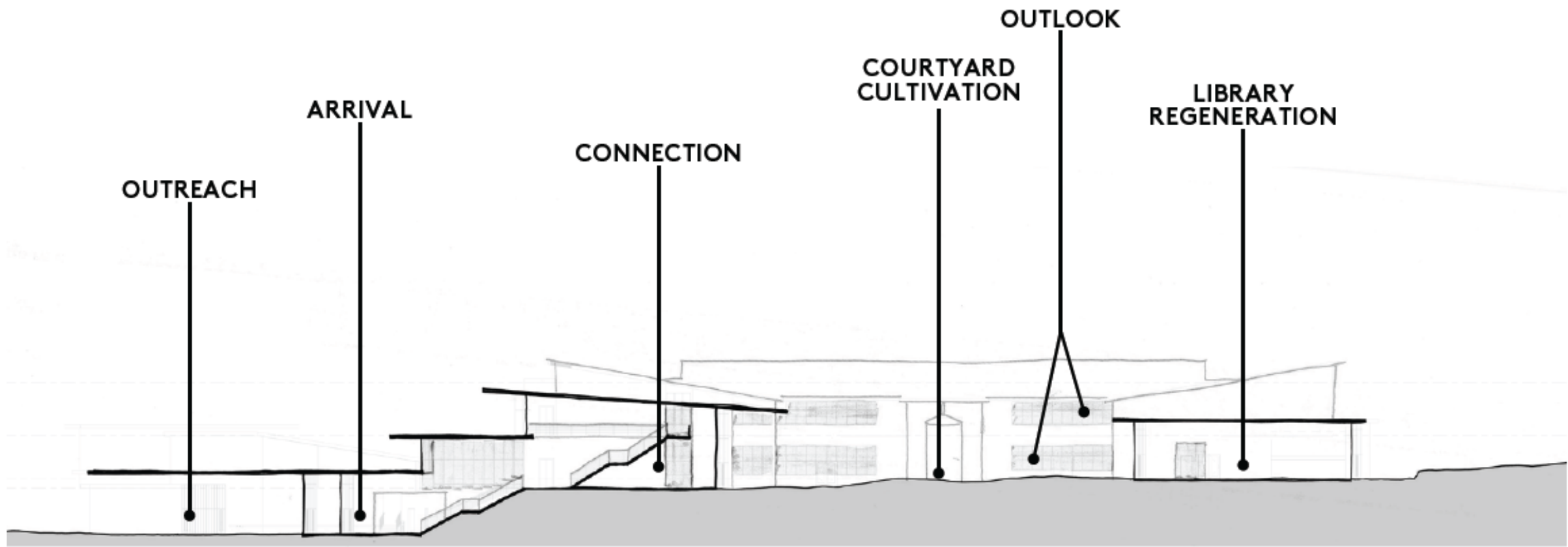


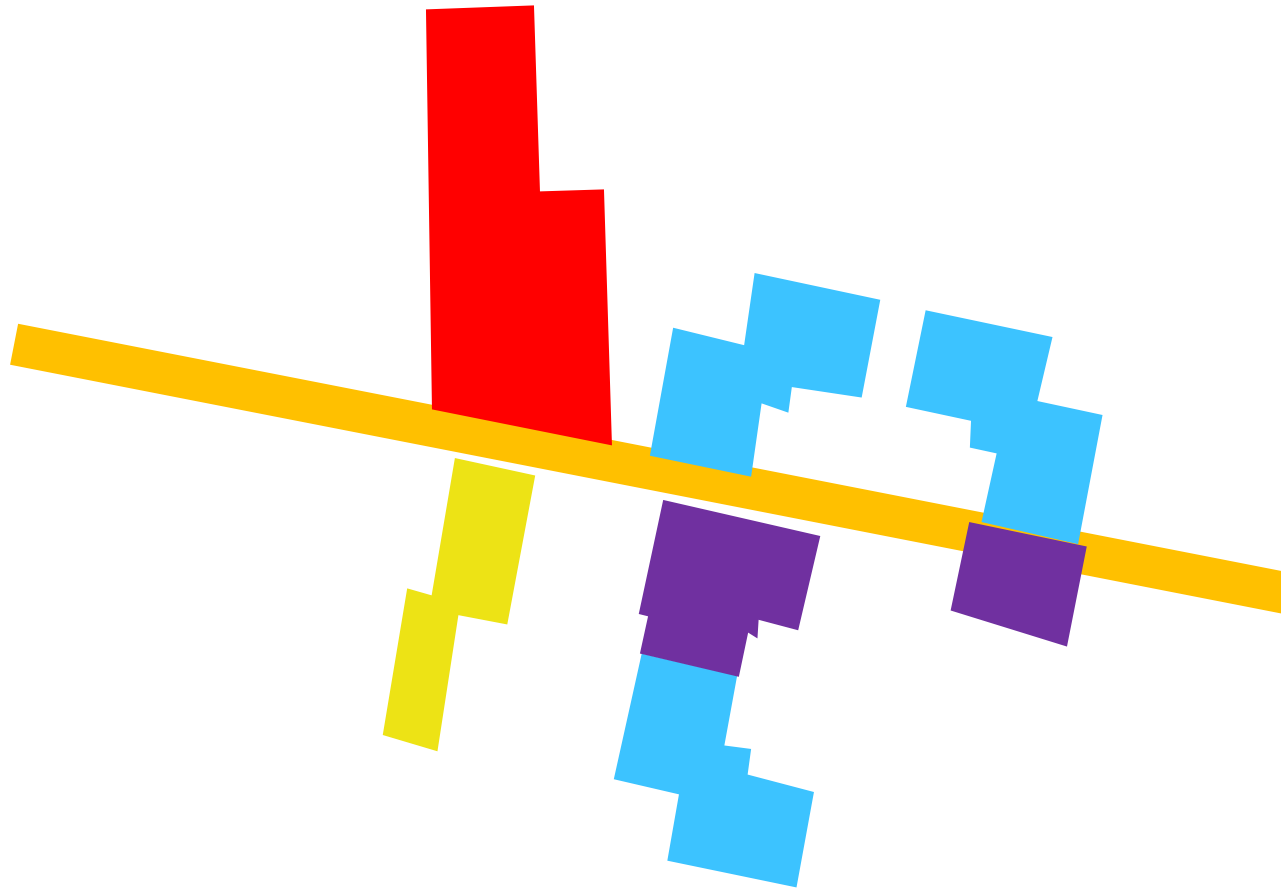






3 ALLOWABLE HEIGHT LONGITUDINAL SECTION
 1" = 40'-0"



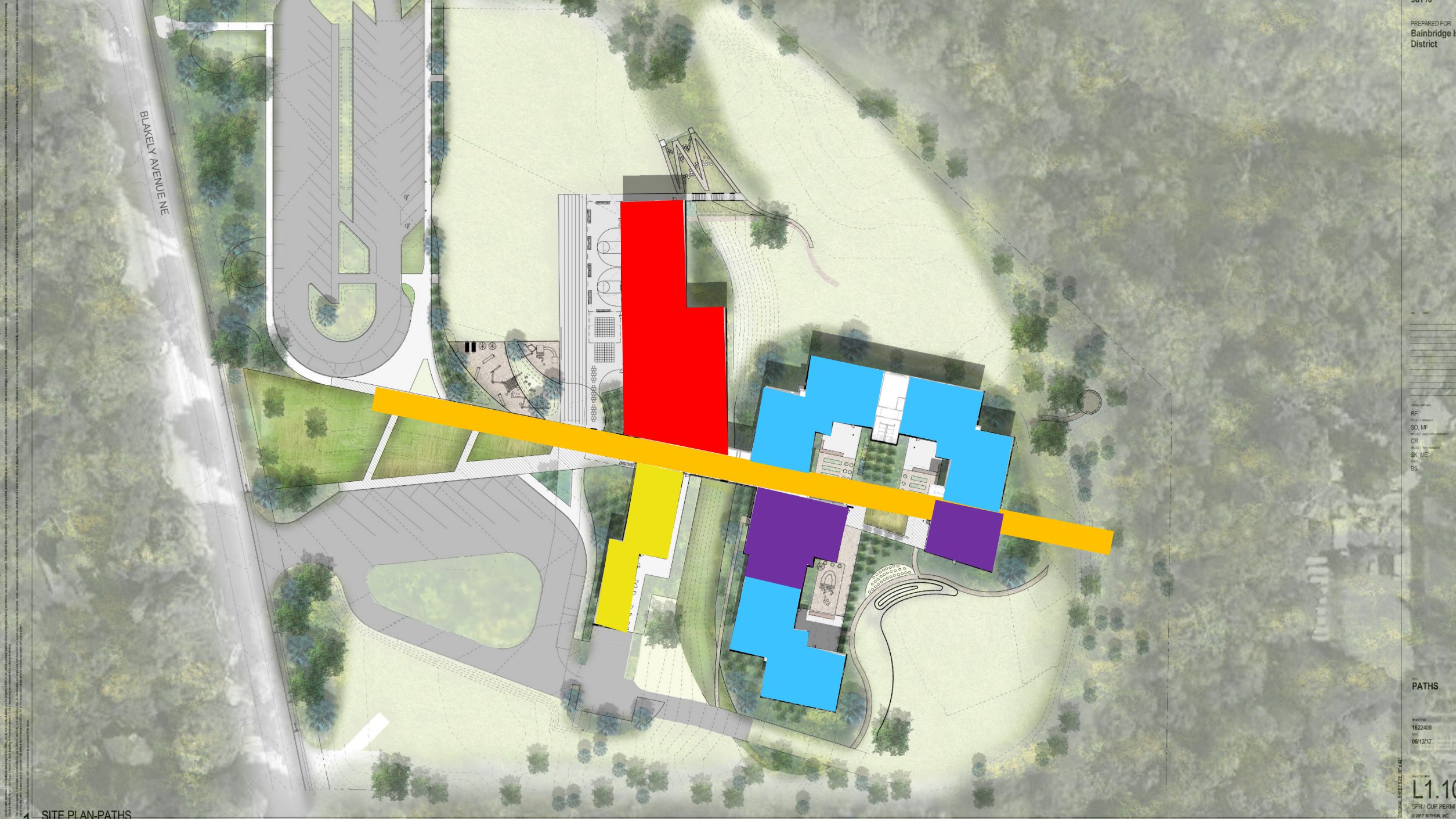




DATE	
NO.	
REVISION	
RF	
SO, MF	
CR	
SK, ME	
BS	

PROJECT NUMBER
L1.10
SPR / CLIP PERMITS
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BLAKELY AVENUE NE



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NE BAKER
HILL ROAD

BLAKELY AVENUE NE

PROJECT
**Blakely Elementary
School**
LOCATION
4704 Blakely Avenue
Bainbridge Island, WA
98110

PREPARED FOR
Bainbridge Island School
District

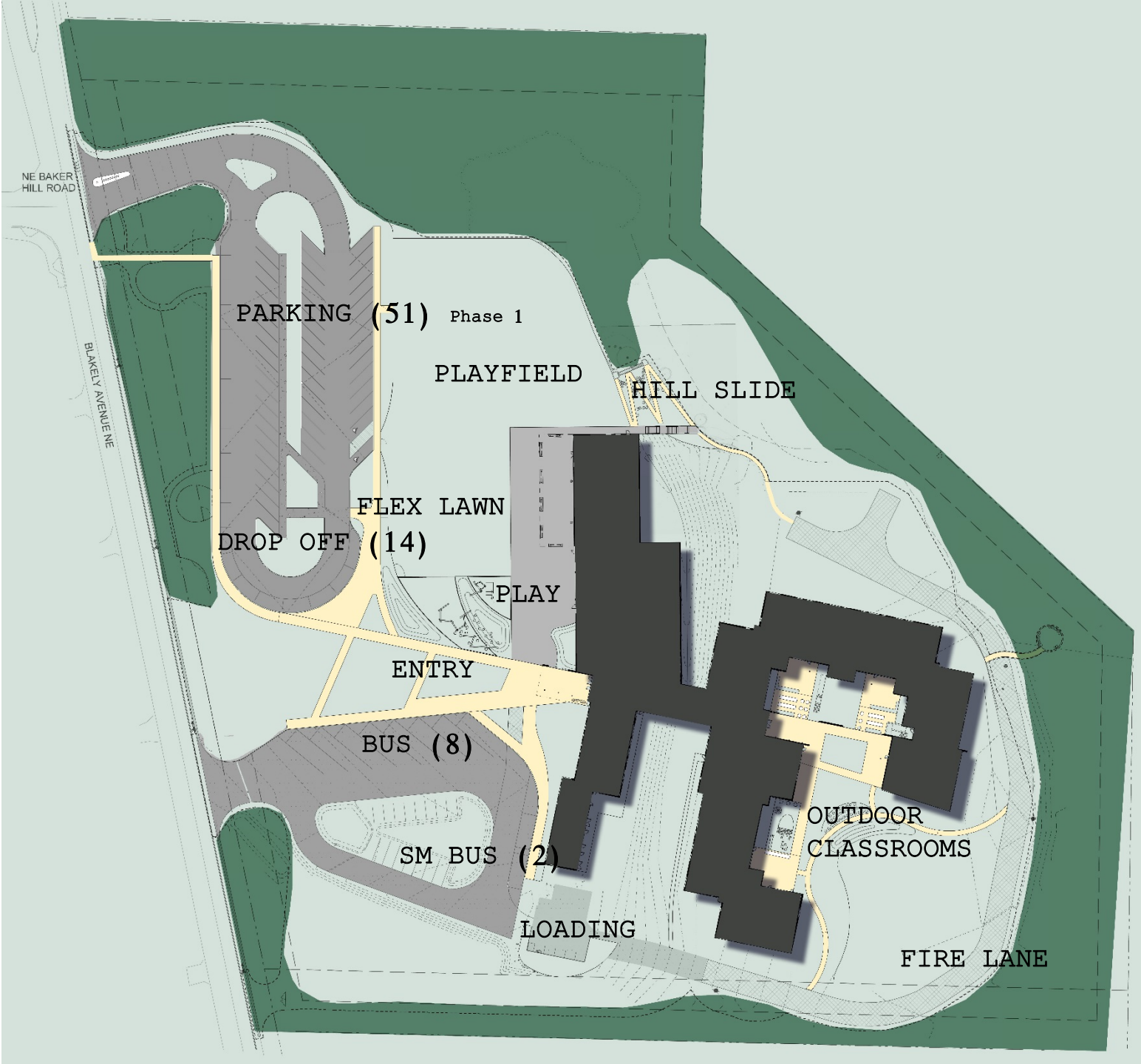
DATE: 06/13/17

DESIGN PARTS:
RF
SO, MF
CR
SK, ME
BS

TITLE
PATHS

PROJECT NO.
1622400
DATE
06/13/17

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Current Scheme

450 Students
66,000 gsf
49,133 sf footprint

Future expansion

600 Students
80,000 gsf



AVENUE NE

6 ft —

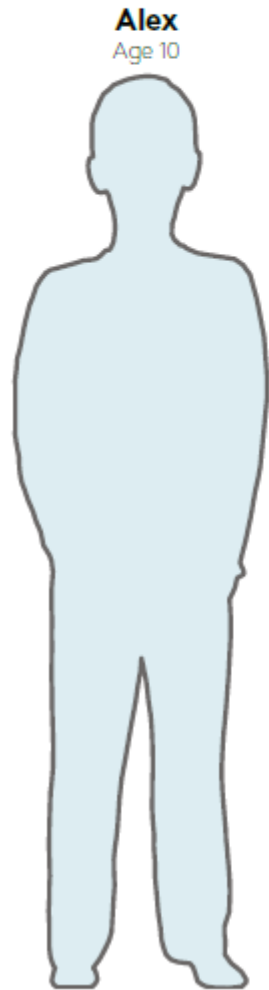
5 ft —

4 ft —

3 ft —

2 ft —

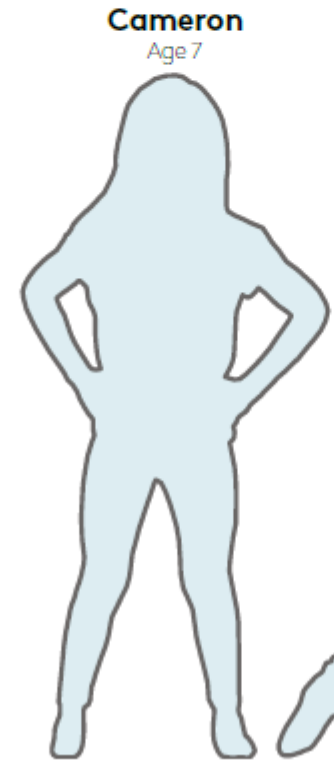
1 ft —



Alex
Age 10



Molly
Age 6



Cameron
Age 7



Sonja
Age 4

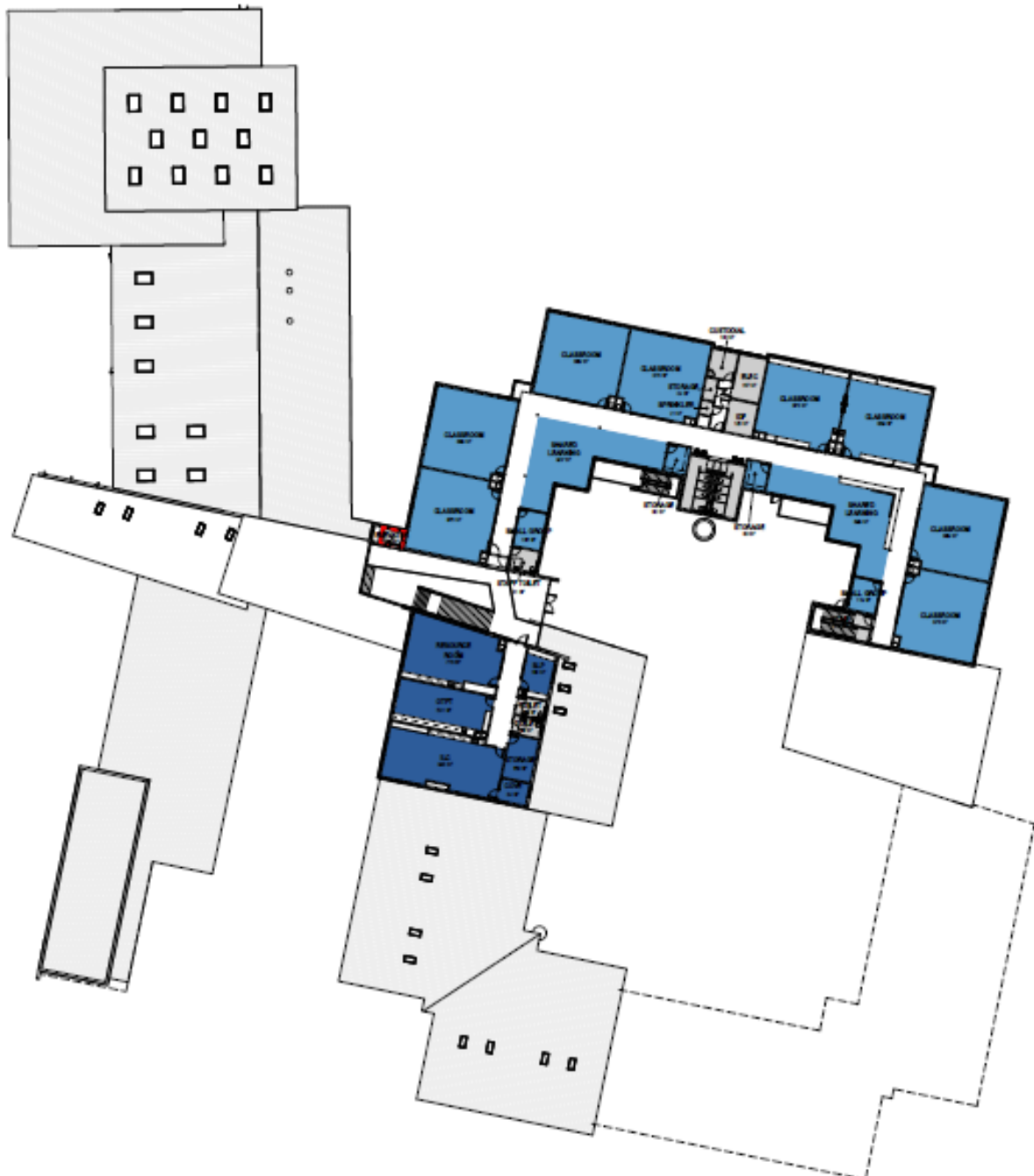


Quinn
Age 3

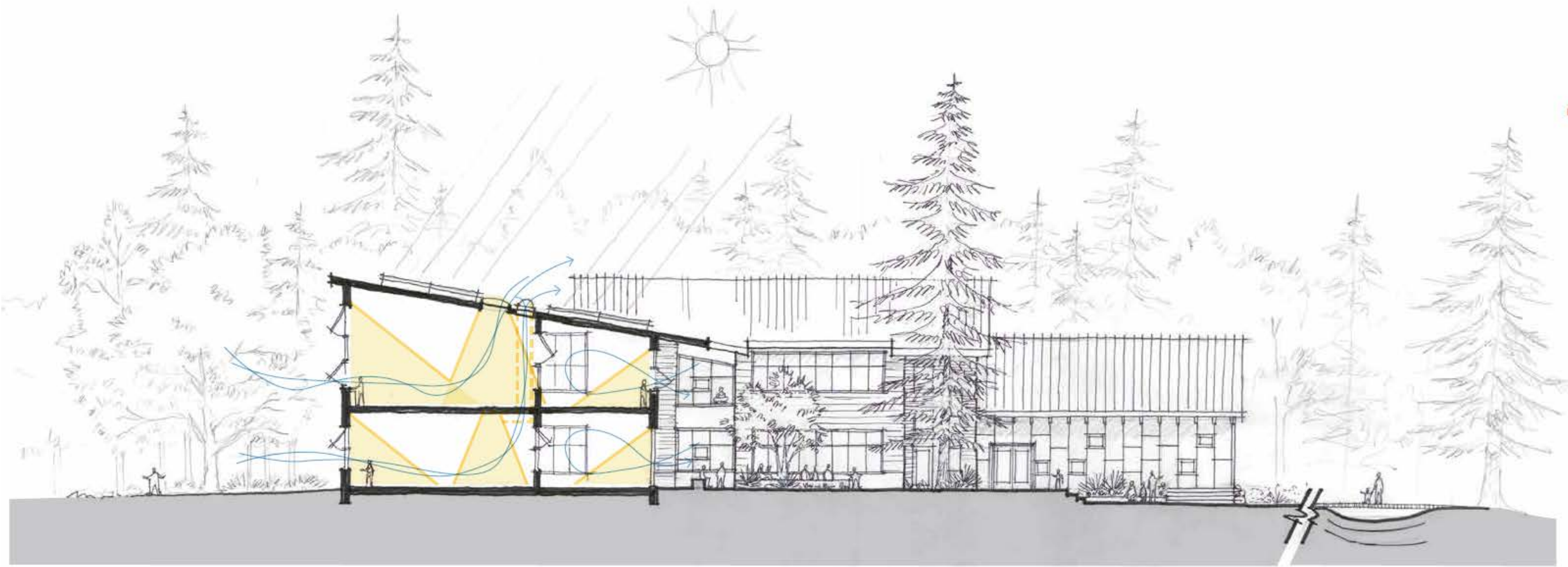


Lucy
Age 2





DAYLIGHTING & NATURAL VENTILATION













MITHŪN

mithun.com

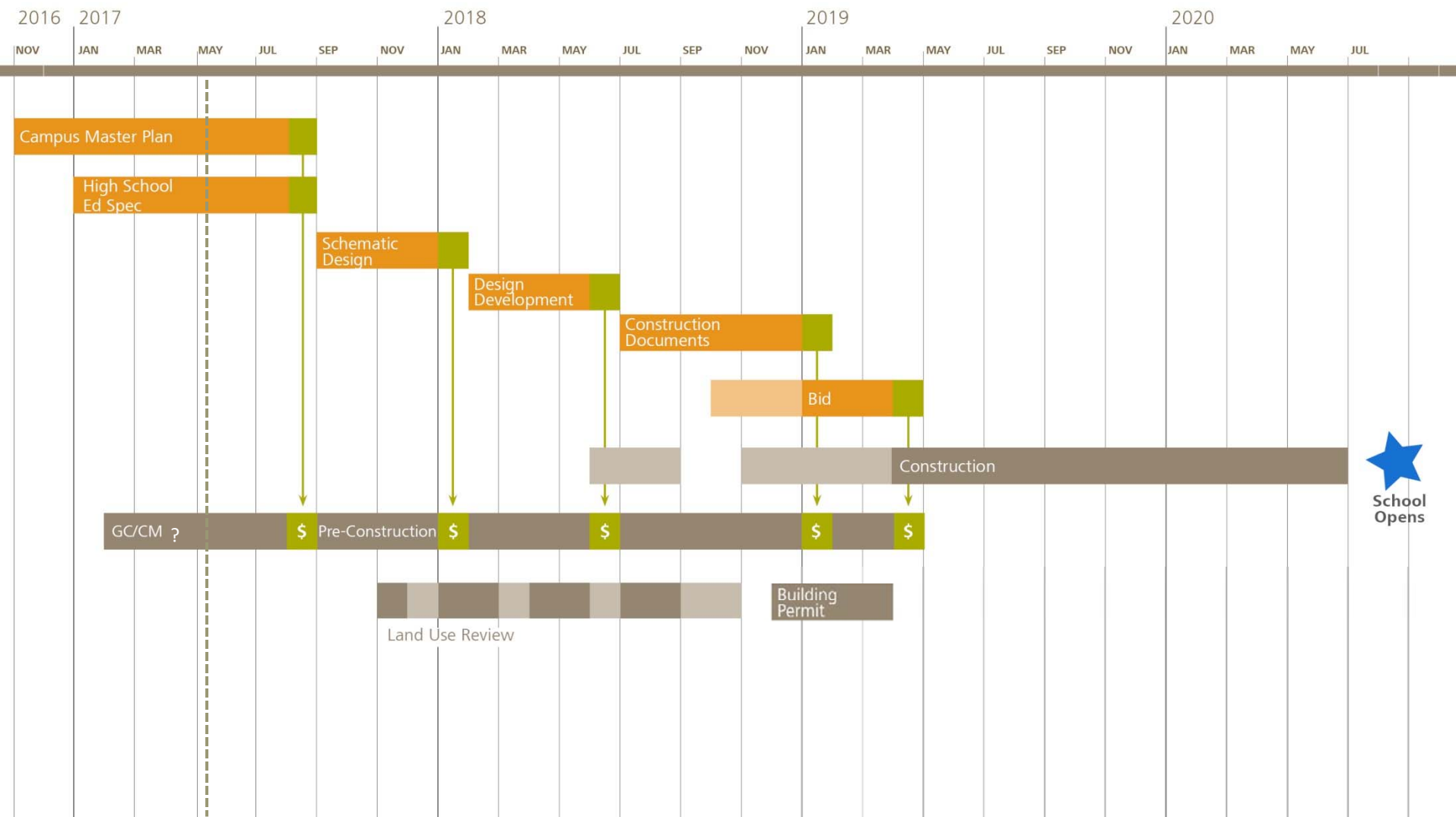
Money Saving Measures in Design Development

- Move building elements for grading reductions
- Reduce gymnasium size from Wilkes (Parks funded)
- Reduce connector Size, and all building areas
- Simplify HVAC , eliminate in floor hydronic heat
- Reduce finishes, eliminate wood at ceilings
- Optimize fire lane lengths with Fire Marshall
- Structural System optimized for steel system
- Open east exit stair to exterior
- Site : reduce site walls, hardscape and planting areas
- Site: reduce parking areas
- Exterior Materials: optimize to current market conditions
- Eliminate rainwater harvesting

General Contractor Construction Management GC|CM

BHS 100 Building

100 Building Project Schedule



1970s: A technical career



2016: A technical career▶ 2042?



2042: Technical Education?





301
APPLIED
PHYSICS













Patrick Schneider
PATRICK SCHNEIDER PHOTOGRAPHY







STUDIO

COMMON STUDIO

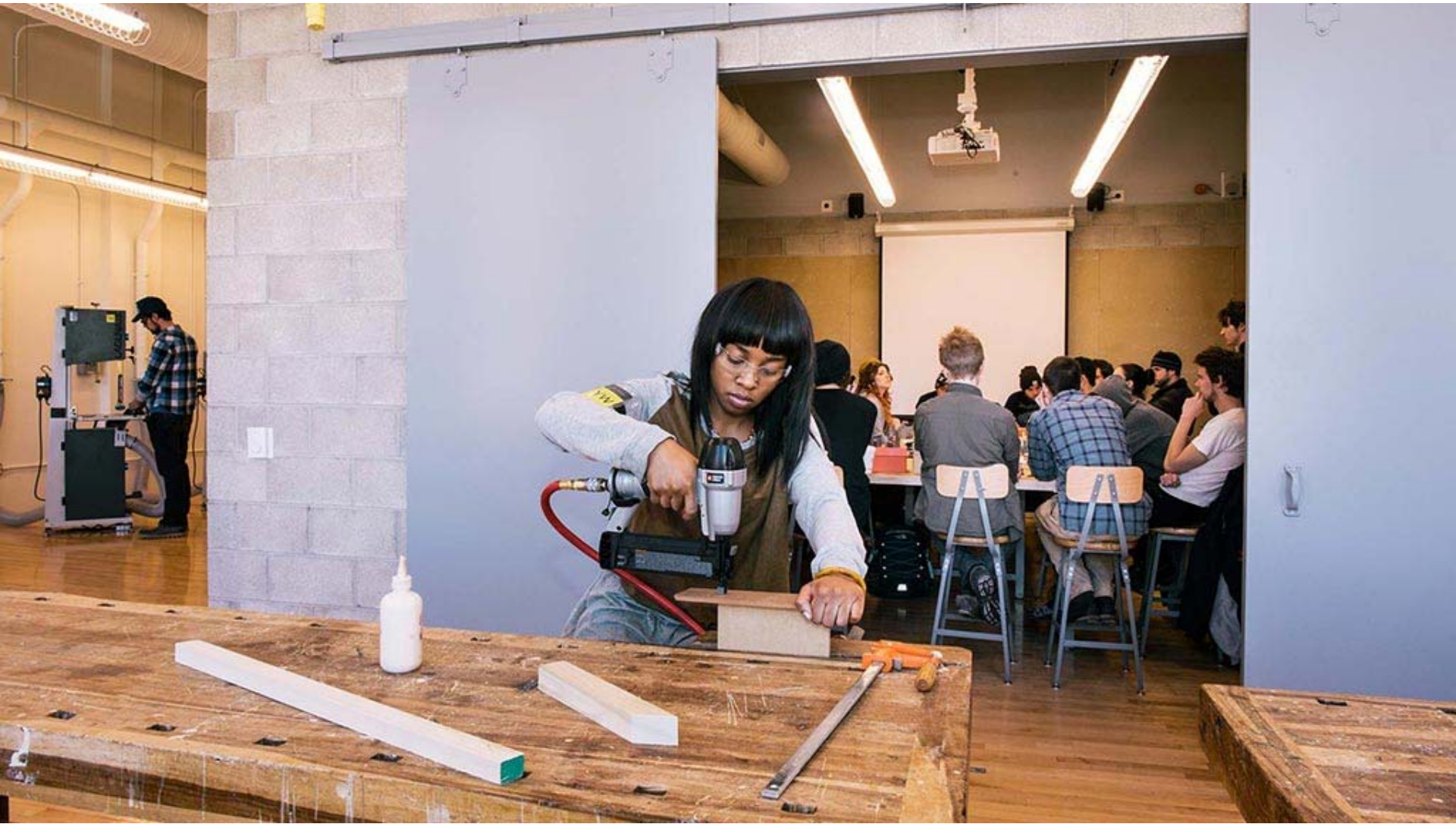
Common Studio is our shared workshop.

It's a space devoted to the practice of learning through making—a space for creativity to thrive.

We host skill shares, demos, hackathons, design sprints, and anything else that requires space and tools for making things.

This is a shared space—nice to it and treat it as your own, because it is.

After all, you might be surprised by what you produce with a little inspiration and a little bit of space.













2042: Theater







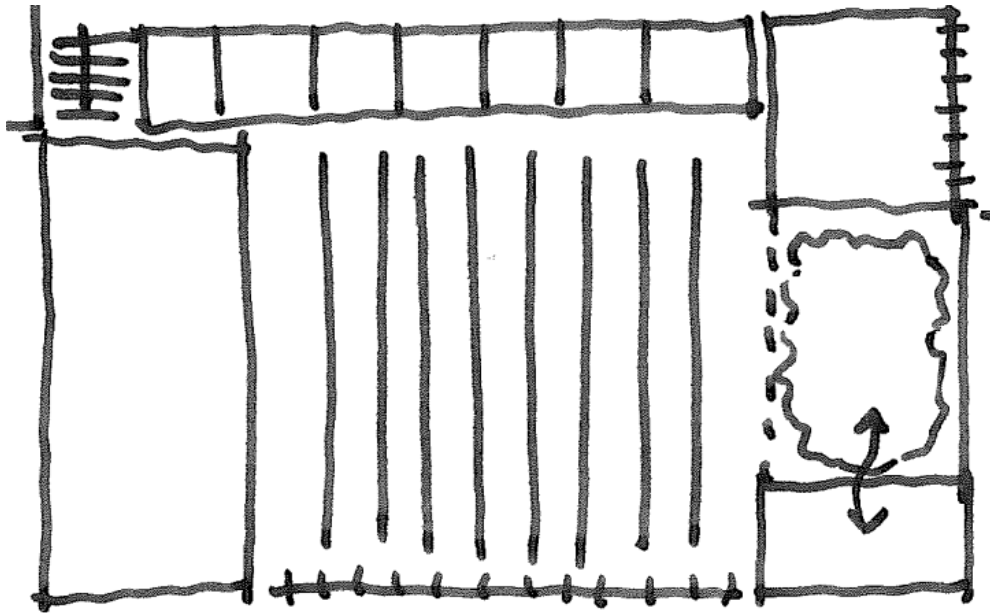








Blackbox/Lobby Concept













In 2042, we are.....



In 2042, we are.....

.....adaptable, with intense cross-pollination and inter-disciplinary collaboration that fuels and ignites creativity



In 2042, we are.....

.....a dynamic, hands-on program that facilitates critical thinking through collaboration with consulting agreements for partnering companies and internships (both paid and un-paid)



In 2042, we are.....

.....focused on industry ready design with high tech projection using partnership with companies to perform collaborative work in real time



In 2042,

.....all Bainbridge students can appreciate the hand-skills involved in planning and creating physical elements and human environments.



In 2042,

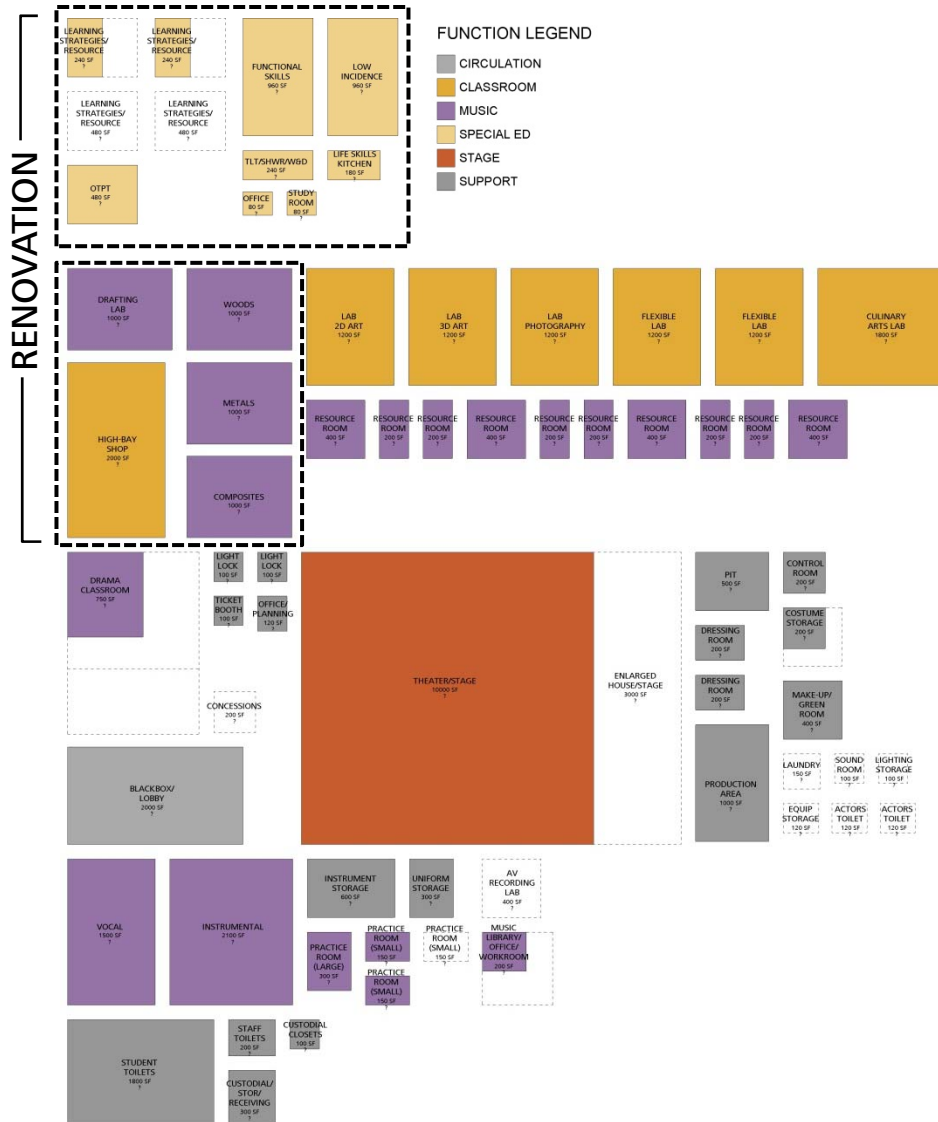
.....we will be the convergence of broad based theory and practice for design and production yielding students armed with critical thinking skills and the confidence to apply their capabilities in multiple disciplines



In 2042, we are.....

.....cultivating nimble thinkers who can transfer visual arts skills to many disciplines

Adjusted, Flexible Program



RENOVATION

Special Education	480SF
Functional Skills	2,820SF
CTE	6,000SF
	9,300SF

NEW CONSTRUCTION

CTE	10,600SF
Music	5,400SF
Performance Space	15,870SF
Building Support	2,400SF
Unassignable Areas	10,820SF
	45,170SF

***46,500SF**



Cost-Mitigation Strategies :: thus far

Minimize skin

Flexible teaching spaces

Multi-use spaces to increase utilization

Project phasing

Limit site impacts

Increase utilization/remodel existing space

Program reduction

Reduce first costs

Limit demolition

Limit need for temporary facilities

Fundraise/Partner



Cost-Mitigation Strategies :: to prioritize

Minimize skin

Flexible teaching spaces

Multi-use spaces to increase utilization

Project phasing

Limit site impacts

Increase utilization/remodel existing space

Program reduction

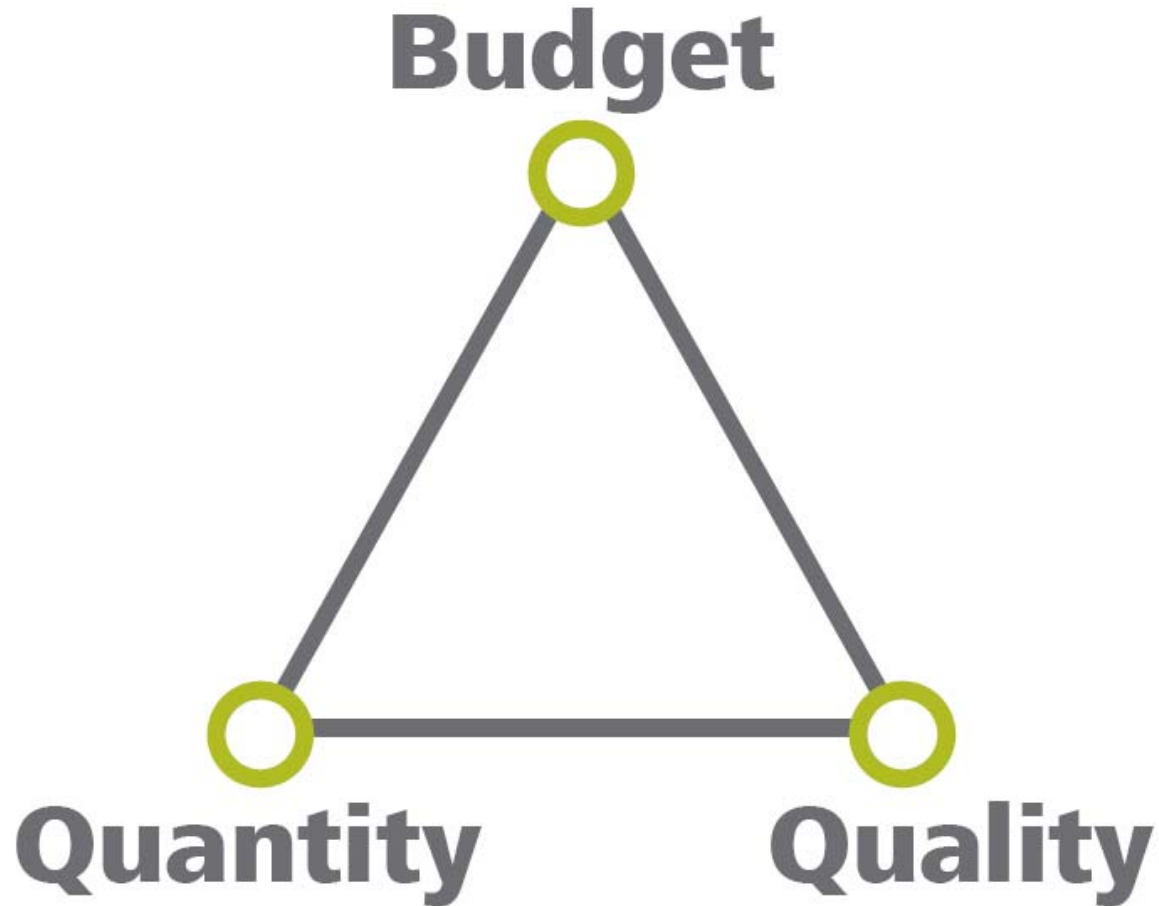
Reduce first costs

Limit demolition

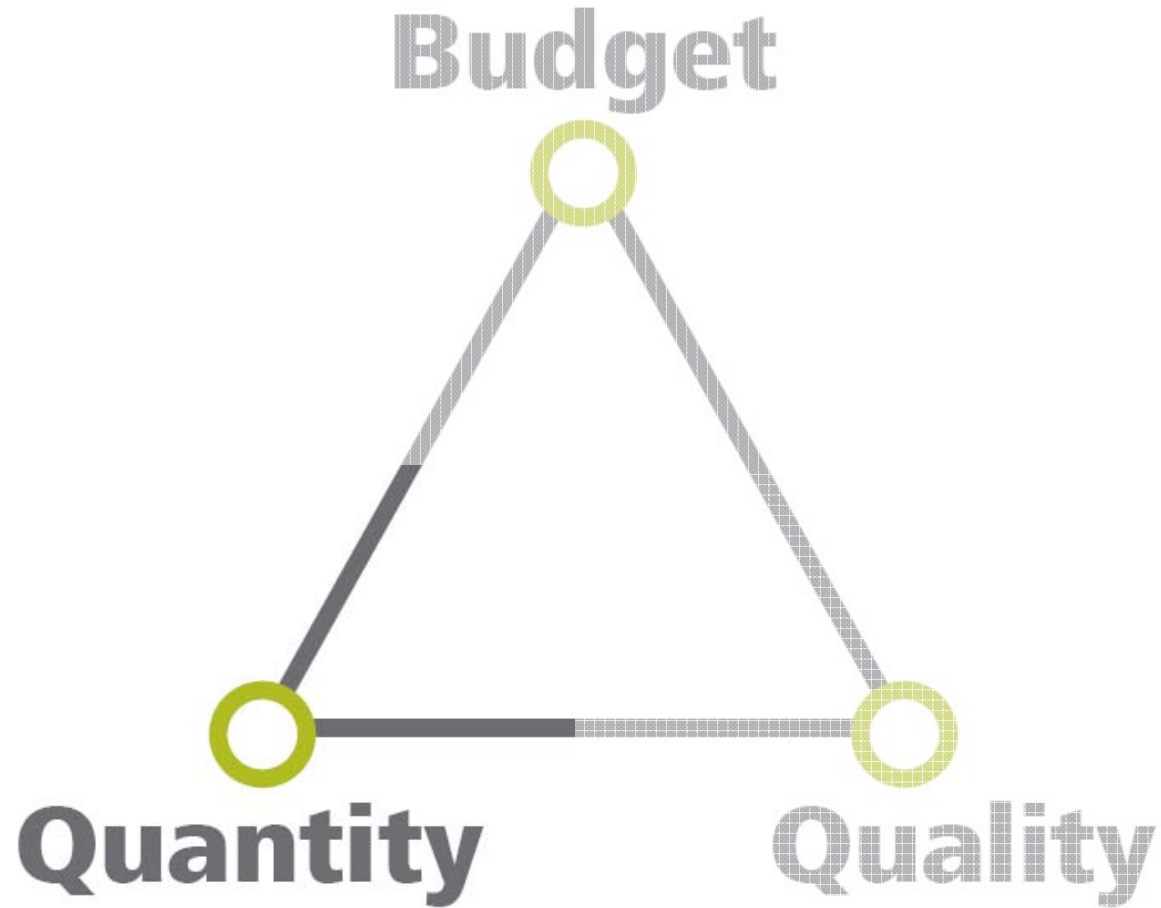
Limit need for temporary facilities

Fundraise/Partner

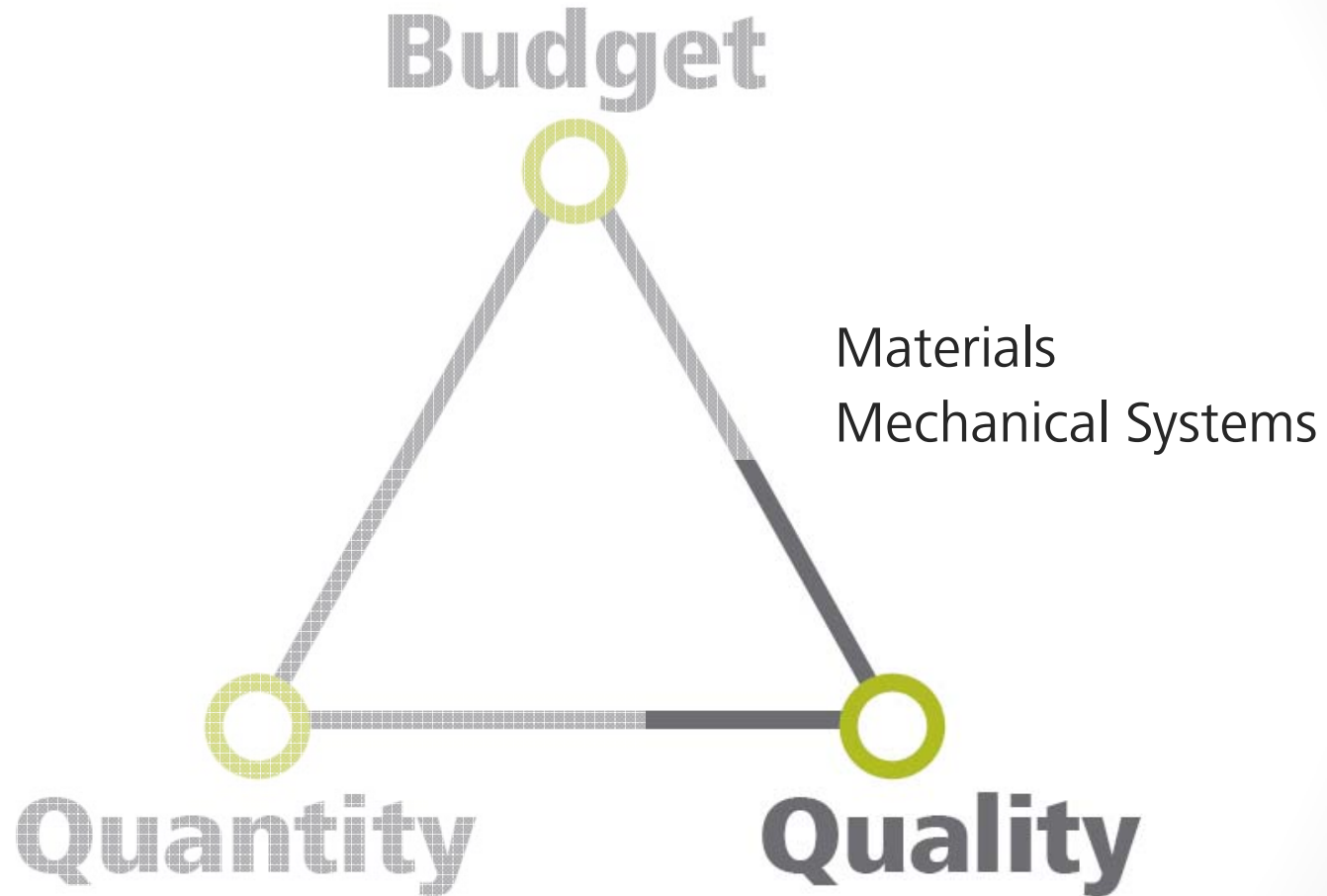
Cost Mitigation Approach



Reduce First Costs



Reduce First Costs



Brainstorming

Strategies

- Access essential renovation allocations
- Phase | prioritize projects
- Re-Design and reduce Education and Construction Standards
- Postpone
- Other

Thank you

- Grateful for community support
 - Remarkable history of supporting education
- The Bainbridge community embraces and supports the educational vision of BISD
 - Levy and Bond passage
- Our commitment
 - Work effectively to cut costs, maximize 2016 bond dollars, remain transparent, provide innovative solutions and honor the taxpayers investment
 - Partner with the community to replace aging facilities with schools that;
 - support 21st Century learning
 - are safe and sustainable and
 - inspire the love of learning now and in the future

Next Steps

- Board meetings
- July 27th Board Meeting
 - Blakely Design Development approval
- Community engagement
- Website