



MERCER ISLAND SCHOOL DISTRICT
LONG-RANGE FACILITY PLAN

Issue Paper 3: Existing Facility Condition

16 DECEMBER 2019

MISD: Data Summary DRAFT

FACILITY DATA SUMMARY

Facility	FACILITY COND.		FACILITY SIZE		Recent Capital Expenditures
	Original Constr. Date	ICOS Score (2018)	Area (Perm. GSF)	Area/Stud. (Perm. GSF)	
ELEMENTARY SCHOOL					
Island Park Elementary	1956	76.32 *	49,399	118	\$125,000
Lakeridge Elementary	1953	80.92	51,946	114	\$75,000
Northwood Elementary	2016	98.91	77,277	166	\$33,000,000
West Mercer Elementary	1964	85.86	54,221	119	\$50,000
			232,843	129	\$33,250,000
MIDDLE SCHOOL					
Islander Middle School	1958	74.07 *	169,085	129	\$33,850,000
			169,085	129	\$33,850,000
HIGH SCHOOL / OTHER					
Mercer Island High School	1955	85.40	223,719	137	\$13,450,000
Crest Learning Center	1960s	84.63	10,058	100	\$0
Mary Wayte Pool	1973	-	16,263	-	\$2,415,000
			250,040	118	\$15,865,000
SUPPORT FACILITIES					
Administration Building	1966	-	16,100	-	\$150,000
MOT Building	2011(est.)	-	2,532	-	\$500,000
Maintenance Shop/Bus Lot	1997	-	4,778	-	\$200,000
			23,410		\$850,000
DISTRICT TOTAL			675,378		\$83,815,000
SHARED FACILITIES					
Boys & Girls Club PEAK	2011(est.)	n/a	44,968	n/a	n/a
			44,968		

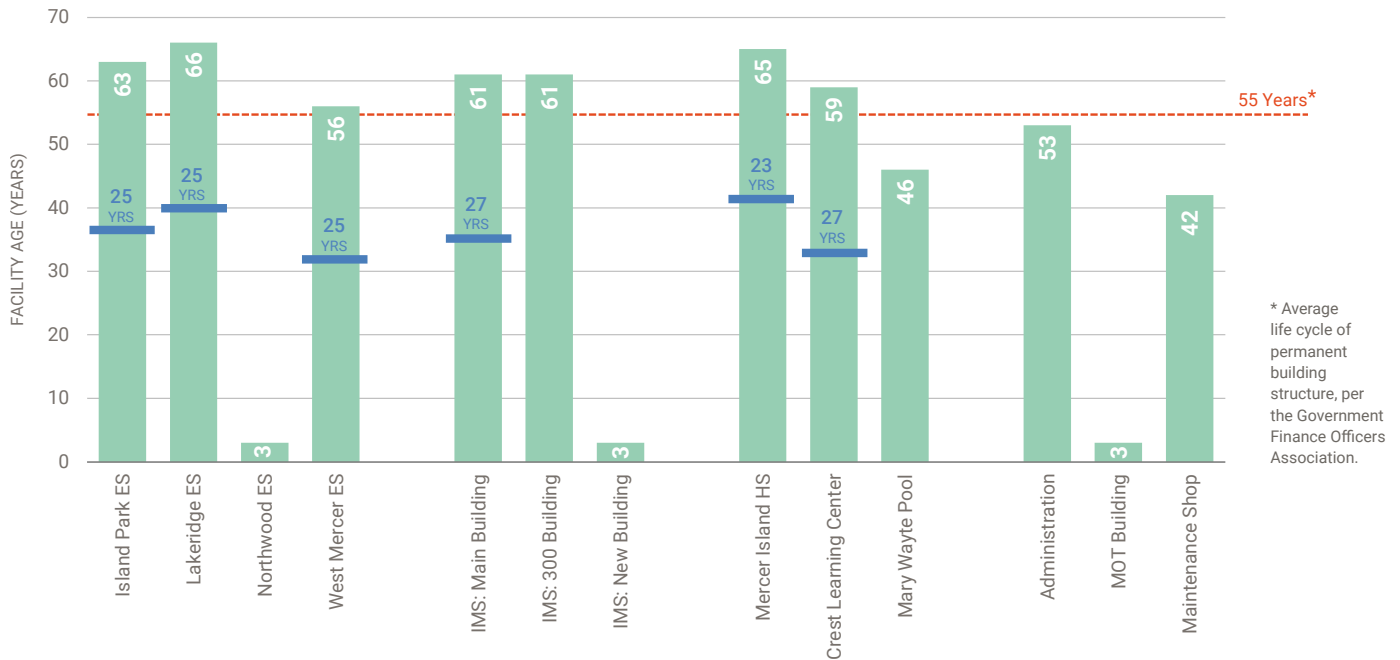
* Represents an average of multiple building scores. See individual facility summaries for more detailed information.

EXISTING FACILITY CONDITION

Mercer Island School District's educational and support facilities, identified in the table at right, vary in age, condition, and level of educational adequacy.

Information about the physical condition of existing district facilities provides a metric for evaluating one area of district need.

FACILITY AGE COMPARISON



FACILITY AGE

District educational facilities vary significantly in age, with original construction dates as early as 1953 and as recent as 2016. Although facility age does not solely determine building condition, it is a significant factor that should be considered. The chart above illustrates the age of all district facilities.

Many district facilities have received renovations and additions since their initial construction. The following facilities have undergone major renovations that included the addition of a new roof structure and replacement of exterior walls: Island Park Elementary School, Lakeridge Elementary School, West Mercer Elementary School, Islander Middle School (Main Building), and Mercer Island High School.

This work is indicated in blue in the chart above, and illustrates that the renovations are now more than 20 years old. With this in mind, it is important to understand that major building systems and components, such as foundations, structure, and exterior materials, continue to degrade over time, eventually requiring replacement.

In addition to age-related degradation, older school facilities were generally not designed to accommodate current models of teaching and learning. Building configurations were typically designed to support one teacher with a group of 20-30 students, providing limited flexibility for team-teaching or convening a variety of student group sizes.

Older schools commonly have no space outside of the traditional classroom for private conversations, individualized instruction, or group project work. Shared facilities, such as cafeterias, gymnasiums, restrooms, and administration areas are also often undersized for current functions and needs.

NEWER SCHOOLS

The district's newest facility is Northwood Elementary School, constructed in 2015 and opened in 2016. A new building was also added to Islander Middle School in 2015, and additions to Mercer Island High School increased its size by approximately 17,000 square feet between 2012 and 2015.

OLDER SCHOOLS

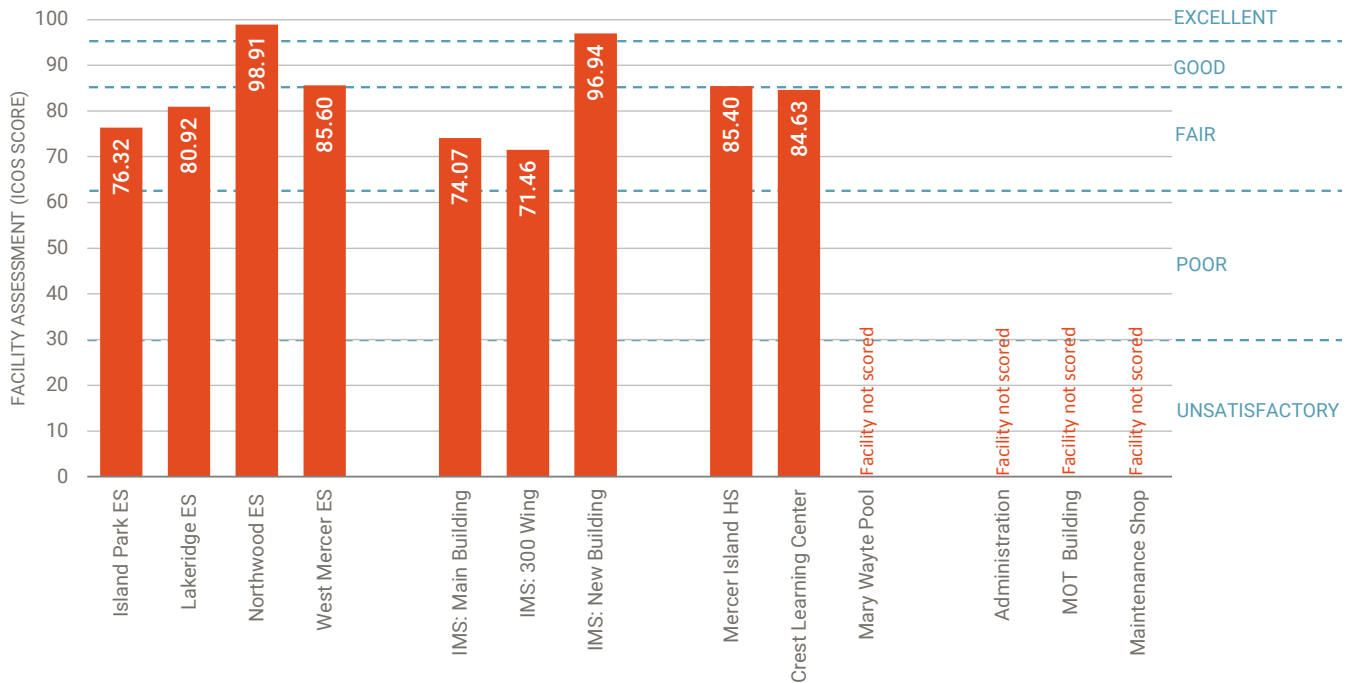
Island Park Elementary, Lakeridge Elementary, West Mercer Elementary, Islander Middle School (Main and 300 Buildings), and Mercer Island High School were all built between 1953 and the mid-1960s, making them more than 50 years old. All of these facilities underwent major renovations in the mid-nineties.

Due to the similar dates of original construction, these facilities can be expected to reach the end of their useful life around the same period of time. While immediate replacement may not be warranted, incremental replacement implemented over the course of several decades should be considered. This proactive approach may be used to ensure that the district is not faced with the burden of replacing multiple facilities within a short period of time.

HISTORIC BUILDINGS

Even though some of the district's facilities are old, none of them are currently identified for historic preservation. They are not listed with the National Historic Register, State Historical Preservation Office, or any local historic building lists.

FACILITY ASSESSMENT COMPARISON



FACILITY CONDITION ASSESSMENT

A separate architect and engineering team (BLRB) conducted an evaluation of the district's existing facilities in 2018 using OSPI's Information and Conditions of Schools (ICOS) evaluation method, which establishes a numerical score for each facility.

ICOS is a web-based system where information and condition details about facilities and sites operated by the district are documented and stored. ICOS assists OSPI with the increasing demand for accurate school facility information and building condition data that supports statewide programs such as the School Construction Assistance Program (SCAP), district facility management, and school facility information requests or policy decisions.

This information is also used to support the OSPI requirement for their performance-based Asset Preservation Program which gauges how well the facilities, buildings, and sites are maintained.

ICOS benefits school districts by providing functionality for inventory tracking, condition rating, record keeping, and comparative and report analysis. Scores reflect building and site facilities in terms of their construction components and related deficiencies.

The following components were evaluated:

- > Structural condition and code compliance
- > Exterior building condition
- > Roof condition
- > Interior building condition
- > Electrical building condition
- > Mechanical building condition

Site condition and accessibility evaluation were evaluated separately and are not incorporated into the assessment scores.

Assessment scores, shown in the chart above, are from the MISD Study and Survey Update, September 2018. Functional deficiencies were not incorporated in the overall score, but are described in the following sections for each facility. District

support facilities were not assigned ICOS scores, but their condition was considered and is also described in this document.

BUILDING CONDITION ASSESSMENT (BCA) SCORING

The following scale is used for the BCA scores the 2018 Study and Survey Update:

EXCELLENT: Score of 95 – 100 percent; the building is in “new” or “like new” condition.

GOOD: Score of 85 – 94.9 percent; the building is in “good” condition and requires routine maintenance.

FAIR: Score of 62 – 84.9 percent; the building is in “fair” condition and requires minor maintenance.

POOR: Score of 30 – 61.9 percent; the building is in “poor” condition and requires major maintenance.

UNSATISFACTORY: Score of 0 – 29.9 percent; the building and/or many of its systems are in “unsatisfactory” condition and building replacement should be considered.



Secure building entry: Island Park ES



Secure building entry: Lakeridge ES

ASSESSMENT ANALYSIS

Recently constructed facilities, including Northwood Elementary School and the new Islander Middle School building, scored over 95 percent, indicating that they are in excellent condition.

All other district facilities, which are older, still had relatively high assessment scores, all between 71 and 85 percent. West Mercer Elementary School and Mercer Island High School fall into the “good” condition category and all other facilities are in the “fair” condition category. This is likely due to the substantial renovation of these facilities that was done in the mid-nineties, and because they have been well maintained by the district. None of the facility assessment scores indicate a need to replace a school facility solely based on its condition.

Summaries of each facility, including more detailed assessment information specific to each building, are included at the end of this document.

SAFETY & SECURITY

SECURITY

Security is a top priority for the district. Cameras are installed at key locations in all school buildings to facilitate investigations as needed. No cameras are installed in classrooms, offices, restrooms, etc. Their primary focus is exterior doors, hallways, and gathering spaces such as gymnasiums, commons, cafeterias, and libraries.

Secure entries were installed at Mercer Island High School in 2019 and at the three older elementary school sites in 2017. Newer facilities, including Northwood Elementary School and Island Middle School, were designed and constructed with secure entries. The secure entry at Islander Middle School is not currently used, due to the configuration of multiple buildings on the site.

SEISMIC

In 2011, MISD hired PCS Structural Solutions to complete a structural / seismic review for all school buildings. In 2016, a structural / seismic review was performed on the Administration Building.

As stated in the PCS report, the International Building Code (IBC) performance goal for new construction, with a 1.25 importance factor, is for the building to survive a Maximum Considered Earthquake (MCE 2% probability of exceedence in 50 years) with some structural damage that would be repairable after the earthquake. A Seattle fault earthquake that is shallow could generate this kind of earthquake and would be in the range of four times the shaking of the more recent 2001 Nisqually earthquake. For a design earthquake (10% exceedence in 50 years) you would expect minor structural damage and the building remaining occupied.

Seismic assessment summaries of all school facilities are included on the following page.



Secure building entry: West Mercer ES



Secure building entry: Mercer Island HS

Island Park Elementary School

- > Upgrades: 1995
- > Condition: Not considered a concern for life safety or collapse, however, significant damage would be expected. In a Maximum Considered Earthquake event, this damage may exceed that which is repairable.

Lakeridge Elementary School

- > Upgrades: 1995
- > Condition: Not considered a concern for life safety or collapse, however, significant damage would be expected. In a Maximum Considered Earthquake event, this damage may exceed that which is repairable.

Northwood Elementary School *

- > Upgrades: Building completed in 2016
- > Condition: Conforms with current code requirements.

West Mercer Elementary School

- > Upgrades: 1995
- > Condition: Not considered a concern for life safety or collapse, however,

significant damage would be expected. In a Maximum Considered Earthquake event, this damage may exceed that which is repairable.

Islander Middle School (pre-2016)

- > Structural Upgrades: 1995
- > Condition: Not considered a concern for collapse, however, significant damage would be expected. In a Maximum Considered Earthquake event, this damage may exceed that which is repairable.

Islander Middle School (new building) *

- > Upgrades: Building completed in 2016
- > Condition: Conforms with current code requirements.

Mercer Island High School

- > Structural Upgrades: 1997
- > Condition: The building does not meet current code. In a Maximum Considered Earthquake event, damage may exceed that which is repairable, and while portions of the building were seismically upgraded in the 1990s,

it is recommended that roof / wall connections at the gymnasium be improved when future construction work is performed in these areas.

* Note: Recently completed buildings (Northwood Elementary and Islander Middle School) were not assessed by PCS.

WATER QUALITY

Water testing has been done annually at each school building over the past five years. Sampling of drinking water at random fixtures has shown no copper, asbestos, and lead levels have been within standards. Reports are posted on the district website. Given the results over the past five years, at the recommendation of the testing company, sampling is currently scheduled for every two years.

AIR QUALITY

Annual air quality testing is done on an as-needed basis. Typically, testing occurs at several facilities during the year. No findings of contaminants have been found.



Lakeridge Elementary School: Hallway use for pull-out learning activities and lack of natural light



Islander Middle School: Hallway use for pull-out learning activities and lack of natural light

EDUCATIONAL ADEQUACY

Educational adequacy addresses the following question:

How well does the facility create a successful environment for learning, inspiring, and building community?

Although educational adequacy can be difficult to quantify, a 2010 Study and Survey of district facilities evaluated this facility-related consideration in a number of different areas, including area per student, building configuration, and other environmental components such as natural light and ease of wayfinding. A summary of educational suitability for each school site can be found in the facility summaries, beginning on page 11.

SHARED LEARNING

Modern learning environments tend to offer several options that support large group, small group and individual learning needs. Currently, two options exist in many of Mercer Island School District's older

schools. These options are the general classroom environment and the hallway. Facility considerations related to shared learning include:

- > Limited or no shared learning areas in older schools
- > Limited or no space for one-on-one, group projects, etc.
- > Limited ability for outside of classroom supervision
- > Disruption caused by use of learning space as a thoroughfare

CLASSROOMS

Characteristics associated with classroom suitability include:

- > Classrooms do not allow for flexible learning
- > Limited or no connection to other learning areas
- > Functionally limiting

NATURAL LIGHT

Access to daylight is a key element of a healthy learning environment. Research over the last two decades has shown that lighting impacts physical health, psychological well-being, and academic performance.

Characteristics related to the level and quality of natural light and educational suitability include:

- > Little or no opportunity for visual relief
- > Numerous spaces that are dark and uninviting

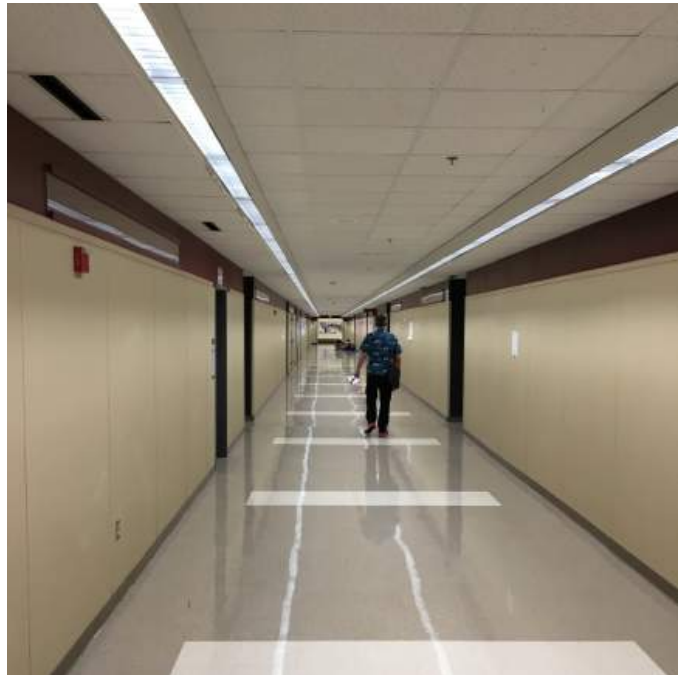
WAYFINDING / CHARACTER / COMMUNITY

Supervision and wayfinding are important considerations in modern learning environments. Characteristics that can impact the educational suitability of a facility include:

- > Spatially constrictive
- > Restricts observation of students
- > Not particularly welcoming



Island Park Elementary School: Classroom with limited storage and functional limitations



Mercer Island High School: Long corridors can make wayfinding difficult (and have limited or no natural light)

AREA PER STUDENT

Gross square footage per student (GSF/student) is one metric that can be used to compare educational suitability in school facilities. GSF/student is determined by taking the total gross square footage of a facility and dividing it by the permanent student capacity of the building. It is important to note that this metric is not necessarily a reflection of classroom size, as it takes into account all spaces within the building and provides the average amount of total space per student.

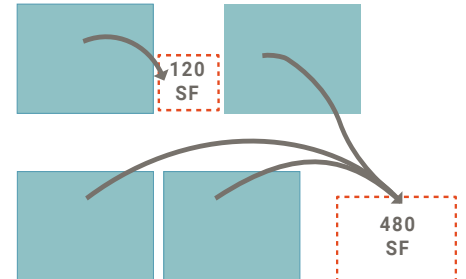
According to the 2013 Annual School Construction Report, published by School Planning and Management, the national median for GSF/student in new schools completed in 2012 was 137 for elementary schools, 153 for middle schools and 172 for high schools.

The Office of Public Instruction (OPSI) has student space allocations that are much lower: 90 for grades K-6, 117 for grades 7-8 and 130 for grades 9-12. However, these metrics are used solely as funding drivers for the School Construction Assistance

Program (SCAP), and do not represent space planning or design recommendations for districts. OSPI is currently working on development of a capital funding model that is intended to align gross instructional square feet per student with typical staffing requirements on the operations side, which will be more reflective of actual space needs in schools.

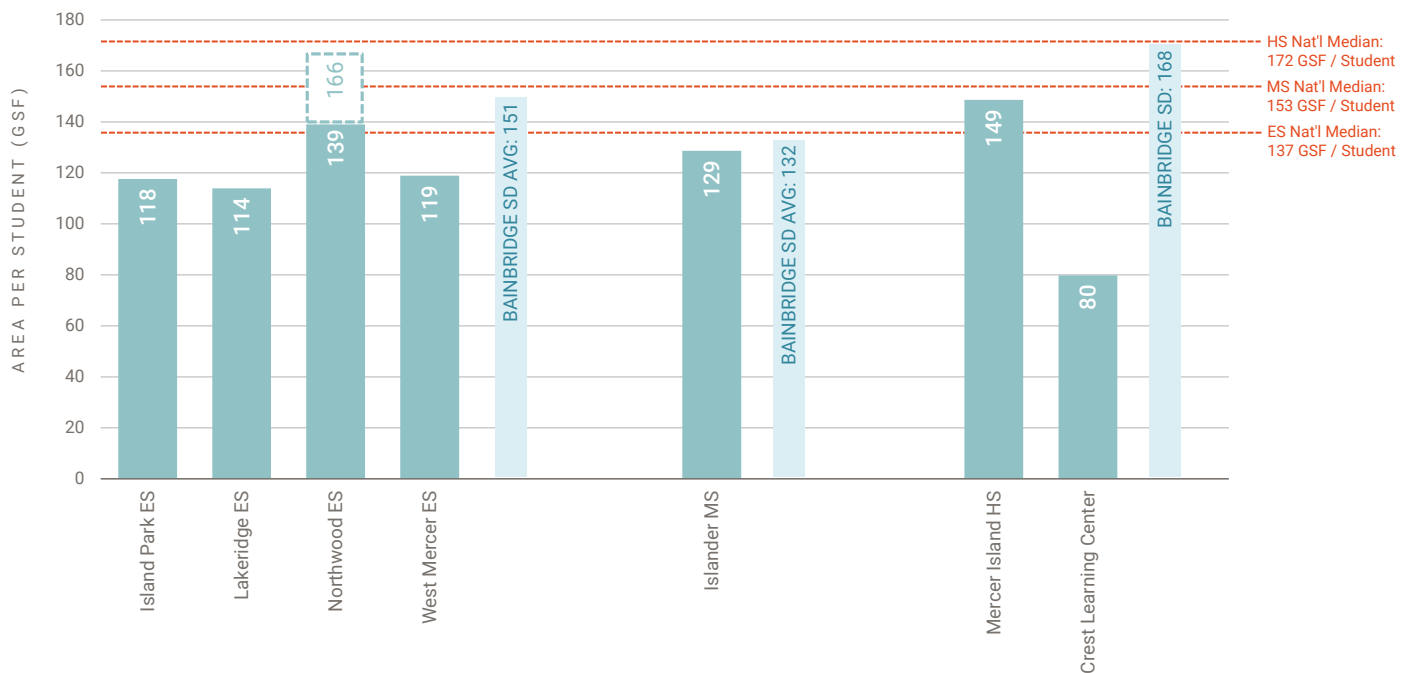
A small amount of difference in area per student can have a big impact on the amount of space in a facility and how it is used. For example, the difference between Lakeridge Elementary and West Mercer Elementary is only five square feet per student. However, when this is multiplied by the number of students per classroom (24), it equates to an additional 120 square feet per classroom, or an additional 480 square feet for a cluster of four classrooms.

This additional space is enough to provide break-out areas and/or other types of teaching and support space for the classrooms that a school with a lower area per student would not be able to have, as shown in the diagram above right.



Distribution and configuration of space is also important to consider. Adding onto an existing school can increase the area per student, but does not always provide the desired types and relationships of spaces, such as break-out spaces adjacent to classrooms.

AREA PER STUDENT COMPARISON (PERMANENT CAPACITY)



A comparison of area per student in the district's school facilities is shown in the chart above.

Elementary School Level

The three older elementary schools in the district have similar areas per student, all of which are less than 120 GSF/student. These are below the national median of 137 GSF/student, and the district target of 139 GSF/student, developed in the MISD Elementary School Education Specification, January 2014. It was noted by the district that although these facilities provide fairly large classrooms, they do not provide enough flex space.

The recently constructed Northwood Elementary School has a much higher area per student of 166 GSF/student. This is due in part to additional program areas that increase it from the district target size. Such areas include specialized space for a developmental preschool, a high-needs special education program, and an enlarged gymnasium to accommodate community use. These programs were determined

to be added into the Northwood facility, but are not part of the district elementary school education specification program.

As a comparison, Bainbridge School District elementary schools have an average of 151 GSF/student, with individual facilities ranging from 133 to 165 GSF/student. Bainbridge's most recent elementary school (Wilkes Elementary) was constructed in 2013 and provides 157 GSF/student.

Middle School Level

The 129 GSF/student at Islander Middle School is significantly less than the national median of 152 GSF/student. This is likely due, at least in part, to the fact that part of the school is housed in an older facility that is not configured for modern learning. The district does not have a middle school target for area per student.

In comparison, Bainbridge School District's two middle schools range from 114 to 151 GSF/student, with an average of 132 GSF/student. Both schools were built in the 1990s.

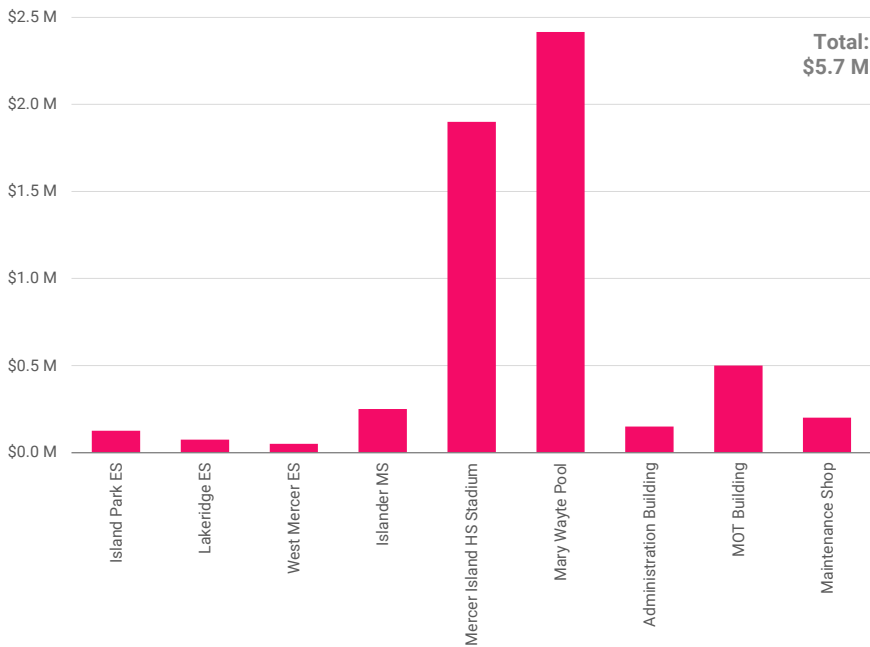
High School Level

At 137 GSF/student, Mercer Island High School is significantly below the national benchmark of 172 GSF/student. Similar to Islander Middle School, the majority of the school is in an older facility that is not configured for modern learning, which contributes to this discrepancy. The district does not have a high school target for area per student.

In comparison, Bainbridge High School provides 168 GSF/student. The high school was constructed in 1970.

Crest Learning Center is also significantly below the national benchmark in terms of area per student, with approximately 100 GSF/student. However, it is not unusual for an alternative program to have a lower area per student, due to limited offerings that eliminate the need for some specialized spaces, such as gymnasiums.

RECENT CAPITAL EXPENDITURES:
FACILITY IMPROVEMENTS



RECENT CAPITAL EXPENDITURES

Understanding the relative amount of recent investment in district facilities can help in determining and prioritizing planning approaches for a long-range facility plan.

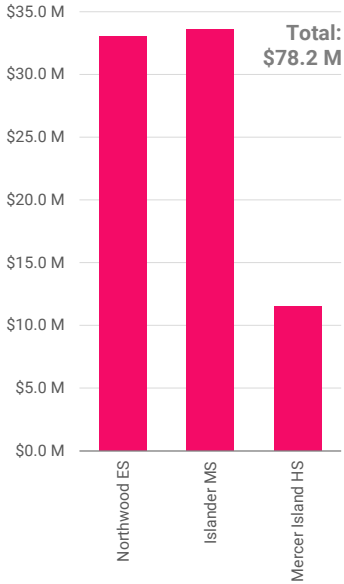
Mercer Island School District has completed a number of improvements to existing facilities over the last 10 years, in addition to constructing a partial replacement school facility at Islander Middle School and a new elementary school, Northwood Elementary. Both facility improvements and new additions were completed at Mercer Island High School.

A list of the total capital expenditures per district facility is included below, and illustrated in the charts above.

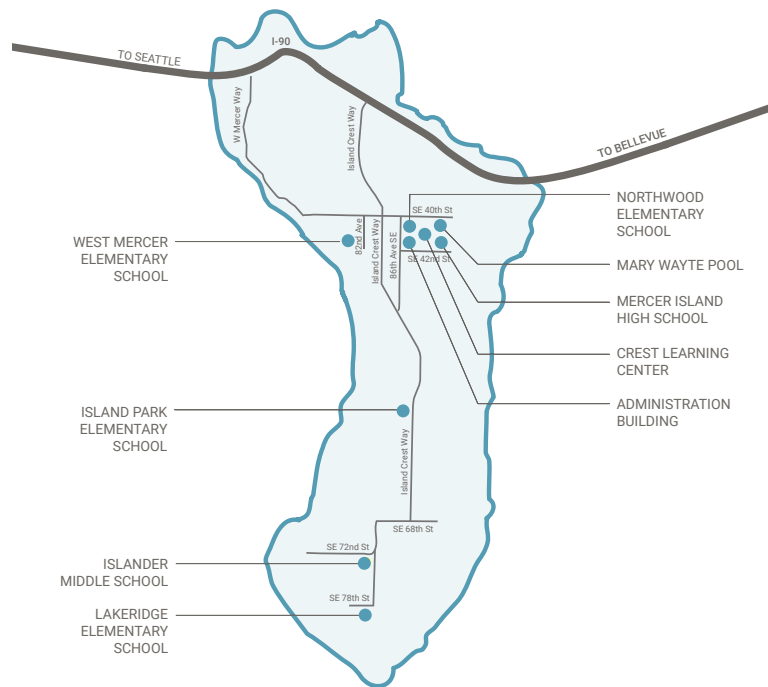
- > Island Park ES: \$125,000
- > Lakeridge ES: \$75,000
- > West Mercer ES: \$50,000
- > Northwood ES: \$33,000,000 (new facility)
- > Islander MS: \$33,600,000 (new facility)
\$250,000 (improvements)
- > Mercer Island HS: \$9,000,000 (additions)
\$2,550,000 (impr.)
\$1,900,000 (stadium)
- > Mary Wayte Pool: \$2,415,000
- > Administration: \$150,000
- > MOT Building: \$500,000
- > Maintenance Shop: \$200,000

The breakdown of the work done and associated cost of each project is outlined in the following individual facility summaries.

RECENT CAPITAL EXPENDITURES:
NEW FACILITIES & ADDITIONS



MERCER ISLAND SCHOOL DISTRICT FACILITIES



FACILITY SUMMARIES

In order to provide a comprehensive understanding of existing facility condition in the Mercer Island School District, information for each facility is included on the following pages. Information includes basic facility data, building history, a summary of the 2018 building condition assessment completed by BLRB, a list of deferred or upcoming maintenance items anticipated by the district, safety and security issues (if applicable), and an educational adequacy summary that includes both site and building / program issues.

Facility summaries have been developed from a variety of sources, including BLRB's 2010 and 2018 facility assessments, building tours and school principal interviews, and information provided by the MISD facilities department. Information will continue to be developed throughout the long-range planning process, as more input is received.



North Mercer Campus (AKA Complex)

NORTH MERCER CAMPUS

A number of district facilities are housed on the North Mercer campus (or "Complex"), including:

- > Northwood Elementary School
- > Mary Wayte Pool
- > Boys and Girls Club PEAK Facility
- > Maintenance Shop
- > Bus Lot

- > Maintenance Operations & Transportation Building (MOT)
- > Administration Building
- > Mercer Island High School
- > High School Stadium

More details are provided on these facilities in this summary, but it is important understand the proximity and relationship of these facilities to each other.



Island Park Elementary School Site



Island Park Elementary School Entry

ISLAND PARK ELEMENTARY SCHOOL

CONSTRUCTION DATES

1956 (Original Construction)
1966, 1995 (Addition/Renovation)

BUILDING AREA

49,399 gross square feet

SITE AREA

9.37 acres

PERMANENT CAPACITY

420 students

AREA PER STUDENT

118 gsf / student

2018 ICOS SCORE (OSPI)

76.32 (Classroom Building)
76.27 (Multipurpose Building)

HISTORY

Island Park Elementary School was originally built in 1956 and was added onto in 1966. In 1995, it was added onto again and renovated. The internal courtyards were infilled to create space for the new music room and the library. The multipurpose building was expanded to the north to allow for additional storage. The restrooms in this building were reconfigured to make them accessible and a storage room flanking the stage was modified into a ramp to make it accessible and to create a dressing room.

The renovation included removal and replacement of all existing windows, addition of a sloped trussed-framed system over the existing roofs and replacement of interior and exterior finishes. Most of the existing exterior walls of the classroom building were removed and new walls were constructed on the existing footings. The existing concrete slabs were reused as well. Interior walls between classrooms were removed and replaced with operable partitions.

New casework along with markerboards and tackboards were installed. All doors and frames were replaced. New toilets,

fixtures, and lighting were installed. Flooring throughout the facility was replaced.

BUILDING CONDITION ASSESSMENT

The following summary includes physical condition deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The two buildings have no serious structural issues. However, the seismic design does not meet current code standards. Specific seismic information is included on page 6.

The building is also moderately non-compliant with the accessibility code.

Exterior / Roof

The building exteriors are in good to fair condition. Observed issues include minor water intrusion. The roofs are due for replacement in the near future.

Interior

Building interiors are in good to fair condition. Observed issues include water damage to Classroom Building ceilings in



Island Park Elementary School Classroom



Island Park Elementary School Corridor

several locations, and there are missing acoustical ceiling tiles in the multi-purpose room.

Electrical / Mechanical Systems

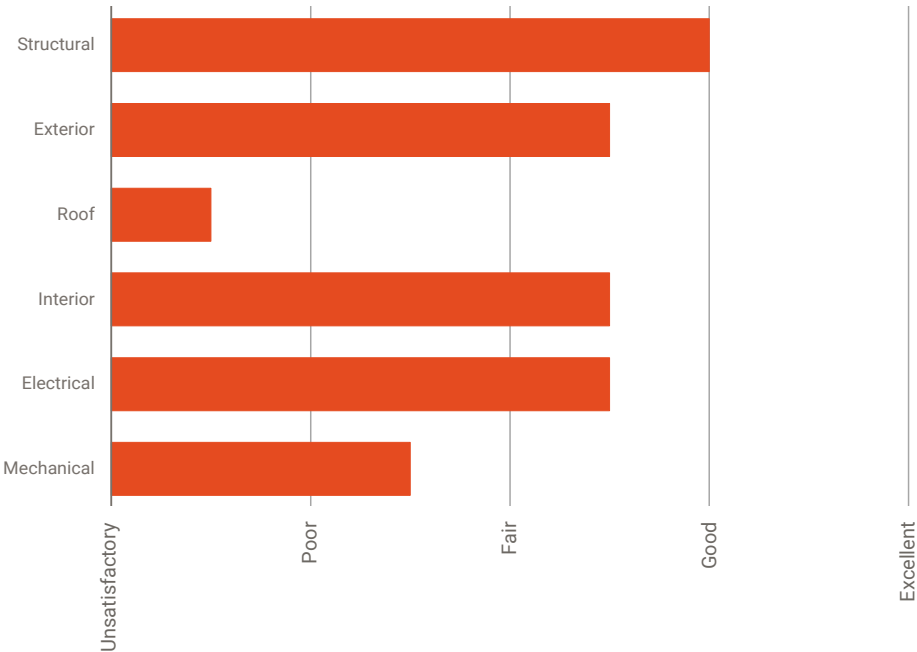
Electrical systems are in fair to good condition. Telecommunications cabling does not support current transmission standards. The generator is connected to a single transfer switch with mixed emergency and standby loads, a deficiency relative to the National Electrical Code (NEC).

Mechanical systems are in fair to poor condition. The ventilation is inadequate in student restrooms, corridors, and the electrical room. There is a duct leak in the attic above the multipurpose building. The boilers and heating water pumps are nearing the end of useful life. Sewer backups have been reported in the past few years.

Site

The site area is in good to fair condition. The play area is adjacent to Island Crest Way, which is not ideal. Other site-related concerns include obstruction of site lines by trees and light poles, and cracking/ settlement at the parking lot.

ISLAND PARK ELEMENTARY SCHOOL: ICOS SCORING



DEFERRED / UPCOMING MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Roof replacement
- > Fencing repair / replacement
- > Parking lot grind / asphalt
- > ADA exterior improvements
- > Drainage improvements
- > Stucco and CMU repairs
- > Interior and exterior paint
- > Flooring replacement throughout
- > Toilet partition replacement
- > Furniture replacement
- > Boiler replacement
- > Controls upgrade
- > Kitchen equipment and hood replacement

SAFETY / SECURITY

The school is located just off Island Crest Way, the main north / south arterial for the Island. The site area for parking and bus loading is constrained by the playground to the south, the school and play field to the west, and Island Crest Way to the east.

The consequence of having access to a school from a main arterial will always be challenging, but this situation is made worse by the limited area available to accommodate buses, student pickup and drop-off, parent parking, and staff parking. There are traffic backups on Island Crest Way and a general sense of chaos for both morning drop-off and afternoon pickup. The congestion further increases safety concerns for pedestrians.

The school's proximity to this busy street and the challenges presented to fencing decrease the time it takes for a student to leave a supervised area and be either in the parking area or on the street.



Island Park Elementary School: Small group learning / pull-out areas in hallways



Island Park Elementary School: Covered play



Island Park Elementary School: Gym / cafeteria

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at Island Park Elementary School by the school principal, the MISD facilities department, and the 2010 Study and Survey report.

Site

- > The campus is not secure. This is primarily due to multiple disconnected buildings on the campus.
- > Portable classrooms are disconnected from other buildings, creating security issues for access. They have no covered entry, causing water intrusion at the doors, and they do not provide adequate storage or pull-out space.
- > Parking is challenging. Vehicular circulation creates traffic congestion in the neighborhood during pick up/drop off times and during events. This also creates egress difficulties for staff, and causes parking overflow in the neighborhood. The circulation issue is further exacerbated by poor pedestrian connections in neighborhood.
- > Outdoor play fields have drainage issues which limit their usability during the rainy season.

- > Hard surface play areas are currently too close to southern classrooms. Play area between multipurpose building and classroom building gets congested.
- > Covered play area is not large enough to meet program need.

Building / Program

- > Multipurpose room is used both as a cafeteria and gymnasium, causing scheduling issues and resulting in a reduction of instructional time for PE and available time for lunch. This space also has poor acoustics.
- > Special education program does not have adequate space. There is a need for a new special education classroom and OT/PT therapy room. Speech and resource rooms are located too close to the music room. Most importantly, having a centralized special education area would provide a better opportunity to connect with other students.
- > Classrooms are too small, and do not have sufficient storage. There is deficiency of flex / project spaces distributed throughout the school, as well as a need for more tackable wall surfaces. Acoustics between classrooms are poor.

- > There is a need for small group learning / pull-out areas to support general education distributed throughout the school
- > Expansion of administration area to accommodate an adequate health room, nurse's office, staff workroom, staff lounge, records storage, conference room, and PTA room.
- > Permanent facilities for the before / after care program are desired.
- > There is a need for small group learning / pull-out areas distributed throughout the school to support general education.
- > Dedicated art/science classroom is needed.
- > Library needs additional storage and more natural light.
- > Multiple sensory rooms or "safe spaces" would be very useful. These would ideally be distributed throughout the school and easily accessible.
- > There is a need for student restrooms in or adjacent to kindergarten classrooms.
- > Additional staff restrooms are needed.

RECENT UPGRADES

- > **2017:** Lighting (bulbs only) converted to LEDs (\$50,000)
- > **2017:** Fire alarm replacement (\$75,000)



Lakeridge Elementary School Site



Lakeridge Elementary School Entry

LAKERIDGE ELEMENTARY SCHOOL

CONSTRUCTION DATES

1953 (Original Construction)
1995 (Addition/Renovation)

BUILDING AREA

51,946 gross square feet

SITE AREA

9.48 acres

PERMANENT CAPACITY

456 students

AREA PER STUDENT

114 gsf / student

2018 ICOS SCORE (OSPI)

80.92

HISTORY

The school was originally constructed in 1953. Until 1995, the campus was comprised of two classroom buildings, a multipurpose building, a mechanical building, and a covered play shed, which were all connected by covered walkways.

In 1995, the existing multipurpose building and mechanical building were demolished and the classroom buildings were modernized. These classroom buildings were connected and added onto with new construction. The addition is a slab on grade with wood framing, roof truss joists, and asphalt shingles. Aluminum windows were installed.

The renovation included removal and replacement of all existing windows, addition of a sloped trussed framed system over the existing roofs and replacement of interior and exterior finishes. New casework along with markerboards and tackboards were installed. Doors and frames were replaced. Some of the classrooms had new wood framed walls. A secured entry vestibule has been added recently.

BUILDING CONDITION ASSESSMENT

The following summary includes physical condition deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards. Specific seismic information is included on page 6.

Exterior / Roof

The building exterior is in good condition. Doors and frames are generally in good repair, but should be cleaned and repainted. There are few exterior door thresholds that exceed the allowed height prescribed by current accessibility codes. The soffits around the perimeter of the building need to be painted.

The roof has been known to leak and is due for replacement in the near future. There is significant moss buildup on the roof, particularly in shaded areas. Some of the gutters are not sloped properly to drain.

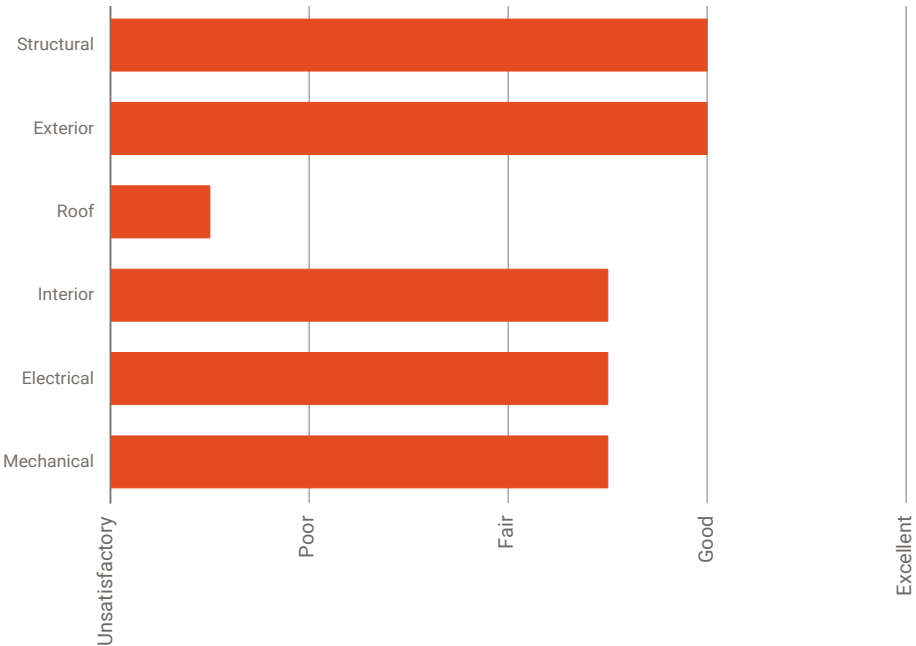


Lakeridge Elementary School Library



Lakeridge Elementary School Multipurpose

LAKERIDGE ELEMENTARY SCHOOL: ICOS SCORING



Interior

The building interior is in good to fair condition. Sheet vinyl flooring in the restrooms is nearing the end of its serviceable life.

Electrical / Mechanical Systems

Electrical systems are in fair to good condition. Video surveillance, fire alarm, access control, and wireless data systems have been recently upgraded. Telecommunications cabling to wall-mounted telecommunications devices are Category 5 cabling and do not support current transmission standards. The generator and security systems were reported by district maintenance as showing signs of age and may need to be planned for future replacement. The generator is connected to a single transfer switch with mixed emergency and standby loads, which is a deficiency relative to the NEC.

Mechanical systems are in good to fair condition. The boilers and heating water pumps are nearing end of life and will need to be replaced soon. HVAC (heating, ventilation, and air conditioning) duct

distribution is in need of cleaning. There is an outdated centralized air distribution system with reheat coils. The control system appears to be relatively newer. Fire service header is in good condition, but sprinkler heads in classrooms are not quick response (but were code at the time of construction).

Site

The site area is in good to fair condition. Fencing does not adequately secure the property, the covered play area is too small, the parking lot and hard surface areas are cracked and settled, and there are problems with drainage on the site.

The building and site are moderately non-compliant with accessibility code, due to the last time the school was modernized. Security is compromised due to inadequate fencing.

DEFERRED / UPCOMING MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Roof replacement
- > Fencing repair / replacement
- > Parking lot grind / asphalt
- > ADA interior improvements (ramp)
- > ADA exterior improvements
- > Drainage improvements
- > Stucco and CMU repairs
- > Exterior and interior paint
- > Flooring replacement throughout
- > Toilet partition replacement
- > Furniture replacement
- > Boiler replacement
- > Hot water tank replacement
- > Controls upgrade
- > Kitchen equipment and hood replacement

SAFETY / SECURITY

No deficiencies noted.



Lakeridge Elementary School: Small group learning / pull-out areas in hallways



Lakeridge Elementary School: Gym/cafeteria



Lakeridge Elementary School: Library



Lakeridge Elementary School: Lunch carts stored outside during the day



Lakeridge Elementary School: Covered play

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at Lakeridge Elementary School by the school principal, the MISD facilities department, and the 2010 Study and Survey report.

Site

- > Students in modular classrooms cut through other classrooms to enter the building, use the restrooms, or go to the office.

Building / Program

- > There are no small group learning / pull-out areas to support general education. Classrooms, hallways, and the library are used for these functions.
- > Multipurpose room is used both as a cafeteria and gymnasium. This shared use results in limited lunch set up time, impact on PE programming, and food service carts having to be stored outside during PE. This space also has poor acoustics.

- > Library is currently being utilized for hosting guest speakers, which disrupts the library functions. It is also desirable to have smaller reference area, more computers/ technology.
- > Classrooms are too small, and do not have sufficient storage or adequate adjacent pull-out space.
- > Art and science need a dedicated classroom and more adequate storage.
- > Music room location is too far from the stage and should be adjacent.
- > Administration area is undersized and needs additional space for staff workroom, conference room, and records storage.
- > Restrooms are in need of reconfiguration, they are currently inconveniently located (especially in relationship to kindergarten classrooms). In general, there is a need for more restrooms.

RECENT UPGRADES

- > **2017:** Fire alarm replacement (\$75,000)



Northwood Elementary School Site



Northwood Elementary School Entry

NORTHWOOD ELEMENTARY SCHOOL

CONSTRUCTION DATES

2016 (Original Construction)

BUILDING AREA

77,277 gross square feet

SITE AREA

8.40 acres

PERMANENT CAPACITY

466 students

AREA PER STUDENT

166 gsf / student *

2018 ICOS SCORE (OSPI)

98.91

* Includes additional program areas.

HISTORY

Recently constructed in 2015-16, this facility is in excellent condition. The building has 99.9 kilowatt hours of solar panels.

The school's 22 general classrooms, pull-out shared areas, a library, gymnasium, and lunch room are serving grades K-5. Spaces are flexible and adaptable with lots of transparency.

The building has a partial green roof and photovoltaic (PV) panels on the roof, as well as energy dashboard technology that can be used as a teaching tool.

BUILDING CONDITION ASSESSMENT

All systems (structural, exterior, roof, interior, mechanical, electrical) are new and in excellent condition.

DEFERRED / UPCOMING MAINTENANCE

No deferred maintenance is needed.

SAFETY / SECURITY

No deficiencies noted.

EDUCATIONAL ADEQUACY

As a recently built school, Northwood Elementary is built for student-centered excellence. The following summary includes programmatic needs and issues, based on recent post-occupancy feedback from the school principal.

- > Restroom without direct access from the health room is not optimal.
- > Gymnasium restroom location presents a challenge, both from the standpoint of disruption of PE classes and supervised access from the playground.
- > Acoustics are a challenge in the gymnasium, dining / commons / entry, stairwells, and the main corridor, due to the number of hard surfaces.

RECENT UPGRADES

Not applicable.



West Mercer Elementary School Site



West Mercer Elementary School Entry

WEST MERCER ELEMENTARY SCHOOL

CONSTRUCTION DATES

1964 (Original Construction)
1995 (Addition/Renovation)

BUILDING AREA

54,221 gross square feet

SITE AREA

8.86 acres

PERMANENT CAPACITY

456 students

AREA PER STUDENT

119 gsf / student

2018 ICOS SCORE (OSPI)

85.60

HISTORY

The building(s) were originally constructed in 1964. Until its renovation and addition, the West Mercer campus was comprised of five separate buildings and one covered play area. In 1995, the exterior space between the buildings was infilled, creating one uniform building with an open courtyard in the center and an attached covered play area.

Much of the exterior walls and structure remained intact. A roof overbuild was constructed over all of the connected buildings. All doors and windows were removed and replaced. Flooring throughout the facilities was removed and replaced. Toilet rooms were removed and relocated. Extensive mechanical and electrical systems were replaced.

Site work, including concrete walks and landscaping, was done to accommodate the renovated building.

BUILDING CONDITION ASSESSMENT

The following summary includes physical condition deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards. Specific seismic information is included on page 6.

The building is also moderately non-compliant with accessibility code.

Exterior / Roof

The building exterior is in good condition. Exposed steel angles supporting masonry above windows and doors are rusting and there are no weeps in the masonry at those headers. The cedar fascia behind the external gutters should be repainted, and soffits should be continuously vented.

The roof over the south covered walkway is in need of attention. The roof over the covered play-shed has poor drainage.

Interior

The building interior is in fair to good condition. The wooden stage in the multipurpose room has a lot of wear, and there is damage to wall corners in corridors.

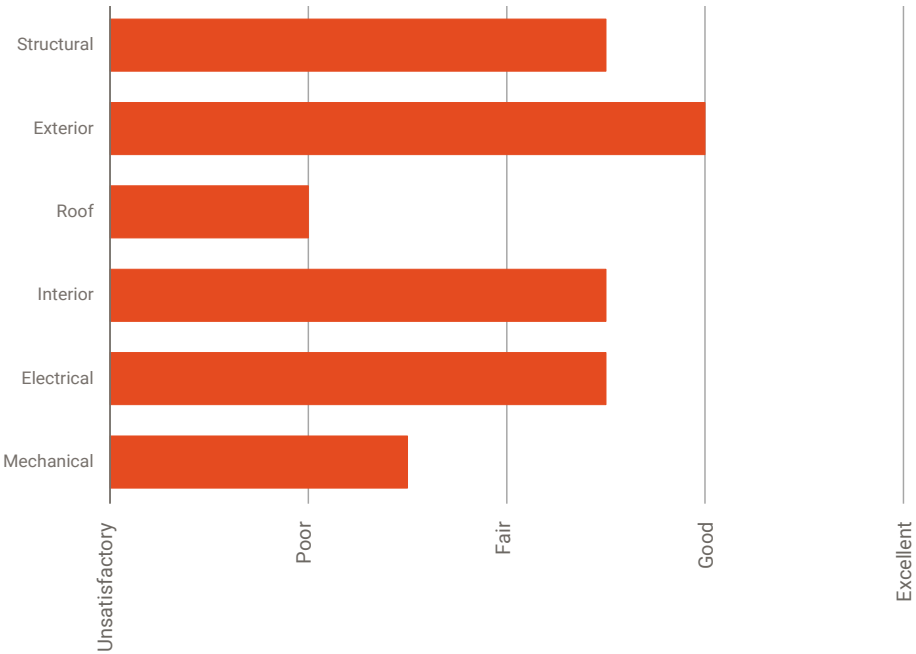


West Mercer Elementary School Classroom



West Mercer Elementary School Library

WEST MERCER ELEMENTARY SCHOOL: ICOS SCORING



Electrical / Mechanical Systems

Telecommunications cabling to wall-mounted telecommunications devices do not support current transmission standards. Classroom AV systems include only VGA cabling and do not have audio enhancement. The generator and tank are severely rusted and is connected to a single transfer switch with mixed emergency and standby loads, which is a deficiency relative to the NEC.

The boilers and pumps need to be replaced. Both HVAC systems and domestic water system are in poor condition, and the control system is outdated.

Site

Building site is scored separately and not included on the chart above. It is moderately non-compliant with accessibility code, and overall in fair to poor condition. The outdoor platform is inaccessible, concrete walks are settling due to poor soils, creating tripping and accessibility issues.

DEFERRED / UPCOMING MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Roof replacement
- > Fencing repair / replacement
- > Parking lot grind / asphalt
- > Drainage improvements
- > ADA interior improvements (ramps)
- > ADA exterior improvements
- > Stucco and CMU repairs
- > Exterior and interior paint
- > Flooring replacement throughout
- > Toilet partition replacement
- > Furniture replacement
- > Boiler replacement
- > Controls upgrade
- > Fire alarm replacement
- > Kitchen equipment and hood replacement

SAFETY / SECURITY

No deficiencies noted.



West Mercer Elementary School: Small group learning / pull-out areas in hallways



West Mercer Elementary School: Multipurpose



West Mercer Elementary School: Administration

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at West Mercer Elementary School by the school principal, the MISD facilities department, and the 2010 Study and Survey report.

Site

- > Portable classroom buildings located between the main school building and the play field obscure supervision and create security issues. The portables have no covered entry, which causes water intrusion at the door. In addition, they do not provide adequate storage or support space. Students using modular classrooms must leave the portable to use restroom or other school facilities.
- > Parking does not accommodate school needs. Some staff members park on Homestead Park's lot where lighting is inadequate, an access to school is not safe for pedestrians. Bus loop parking is not paved, and gets muddy during rainy season.
- > There is poor vehicular circulation on the site.

- > Play fields have drainage issues that limit their usability during the rainy season.
- > Playground / play area is remote from the cafeteria.
- > Covered play area is undersized.
- > A restroom that is easy to access from play areas is desired.

Building / Program

- > Multipurpose room is used both as a cafeteria and gymnasium. Shared function of multipurpose room results in a number of PE classes being doubled-up and impacts available time for lunch. The space also needs to be bigger, and have more natural light.
- > Special education programs are disjointed, and should have better placement within facility. The spaces also have poor acoustics. There is a need for an additional special education classroom.
- > Classrooms are too small, and do not have sufficient storage or adequate adjacent pull-out space.

- > Art and computer science need a shared dedicated classroom.
- > There are no small group learning / pull-out areas to support general education. A "pod" configuration is desired.
- > Library needs additional storage and more natural light.
- > Administration is undersized and lacks visual connection. Additional needs include an adequate health room/ nurse's office, student waiting area, additional administrative and student service offices, conference room, records storage, an enlarged staff workroom and lounge, and a PTA room.
- > There is congestion in the main corridor during pick-up and drop-off.

RECENT UPGRADES

- > **2017:** Lighting (bulbs only) converted to LEDs (\$50,000)



Islander Middle School Site

ISLANDER MIDDLE SCHOOL

CONSTRUCTION DATES

1958 (Main / Classic Building)
1994, 2000 (Additions/Renovation)
2016 (New Building)

BUILDING AREA

169,085 gross square feet

SITE AREA

27.36 acres *

PERMANENT CAPACITY

1,314 students

AREA PER STUDENT

129 gsf / student

2018 ICOS SCORE (OSPI)

74.07 (100 / 200 Building)
71.46 (300 Building)
96.94 (New Building)

* Includes play fields that are managed by the City.

HISTORY

Islander Middle School (IMS) was originally constructed in 1958. A comprehensive renovation and addition was completed in 1994. The scope of the renovation included small additions to both ends of the 100/200 Building (also referred to as the Main or Classic Building), along with a new roof structure. A small addition to the 300 Building was completed in 2000.

In 2015/16, approximately half of the educational space (gymnasiums, cafeteria, stage, kitchen and music classrooms) was replaced with a new building that included those spaces along with 12 new classrooms.

The new building was designed for modern learning, with flexible and adaptable learning spaces and significantly more transparency than the older buildings. The building has a small green roof over the entry and photovoltaic panels on the commons roof, as well as energy dashboard technology.

BUILDING CONDITION ASSESSMENT

The following summary includes physical condition deficiencies noted in the 2018 facility assessment, and refers to the older buildings only. All systems in the new building (structural, exterior, roof, interior, mechanical, electrical) are new and in excellent condition.

Structural & Code Compliance

The buildings have no serious structural issues. However, the seismic design does not meet current code standards. Specific seismic information is included on page 6.

The buildings are also moderately non-compliant with accessibility code.

Exterior / Roof

The 100/200, and 300 building exteriors are in fair condition with the exception of the roof on the 100/200 Building. It is past the end of its life and in need of replacement.

Windows in 100/200 Building have compromised perimeter seals and defective hardware. The wood fascia has been damaged in different locations.

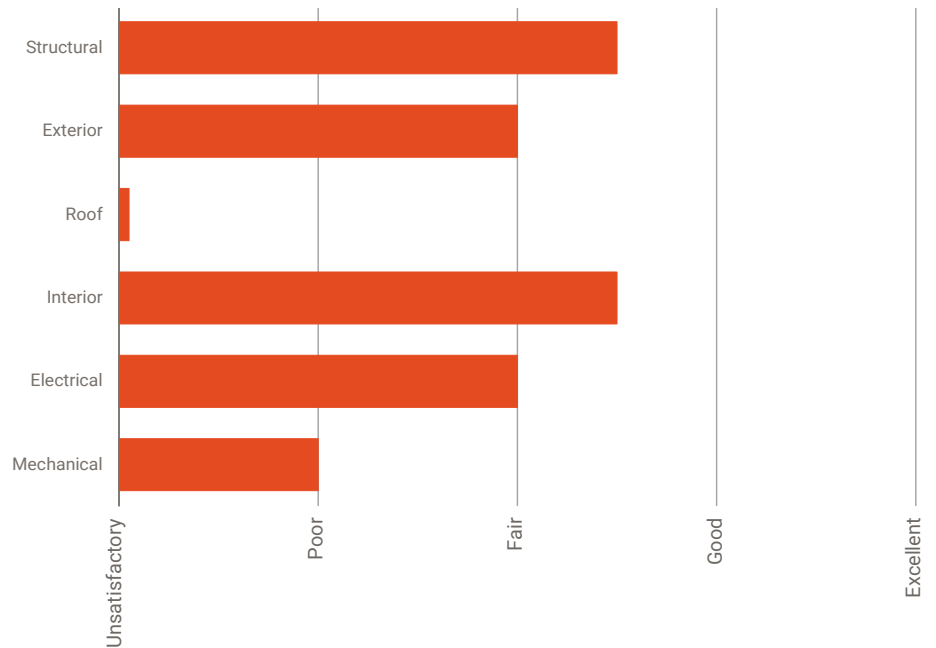


Islander Middle School: New Building



Islander Middle School: Classic Building

ISLANDER MIDDLE SCHOOL: ICOS SCORING



Interior

The 100/200 and 300 Building interiors are in fair to poor condition. Carpet throughout and sheet flooring in the restrooms is at the end of its serviceable life.

Electrical / Mechanical Systems

Electrical systems in the older buildings are in fair condition. Video surveillance, access control, fire alarm, and wireless data systems have been upgraded within the older buildings. Power distribution systems within the older vintage buildings are beyond useful life. Telecommunications cabling to wall-mounted telecommunications devices within the older buildings are Category 5 cabling and do not support current transmission standards. The older buildings are served by a generator with a single transfer switch for mixed standby and emergency loads, which is not allowed by NEC.

The systems are in excellent to poor condition. The new building HVAC and domestic water distribution systems are in excellent condition. In building 100/200, the HVAC and domestic water systems are in poor condition.

Access to maintenance in the attic is difficult. The control system is functioning but outdated. In building 300, the boilers and water heaters were replaced in 2011 and still appear to be in excellent condition. The HVAC and domestic water distribution systems are in fair to poor condition.

Site

IMS buildings and campus are now in compliance with accessibility code. The building site is in excellent condition. The southeast parking lot was redone as part of the 2015 campus improvements. Landscaping is in great condition.

There are three separate buildings on the site requiring the student body to move outdoors between buildings during class periods. This approach is not preferred from a security standpoint. In addition, there is no fencing to secure the outdoor student areas or buildings.

DEFERRED / UPCOMING MAINTENANCE

Deferred or upcoming maintenance items of significance (for older buildings only) include:

- > Roof replacement (*critical* at the 100/200 Building and also needed at the 300 building)
- > Toilet partition replacement and restroom configuration throughout
- > Fencing to create a secure campus
- > Bus loop asphalt replacement / grid-overlay
- > Bus loop lighting replacement
- > Stucco repairs
- > Interior and exterior paint
- > Flooring replacement
- > HVAC equipment replacement
- > HVAC controls upgrade
- > Track and field replacement (currently in partnership with the City of Mercer Island)



IMS Classic Building: Office in custodial closet



IMS Classic Building: Lack of natural light

IMS Classic Building: Small group learning / pull-out areas in hallways

SAFETY / SECURITY

The full student population of IMS must move between buildings during each passing period. Currently, the majority of the seventh grade classes are held in the new building while the sixth and eighth grade classes are in the 100/200 and 300 Buildings.

The cafeteria, library, music room, and administration functions are all housed in the new building. This requires nearly two-thirds of the 1,150 students to move between the three buildings during each passing period, which creates security challenges.

The IMS campus is unsecured on three sides. There is a bus loop to the north, street frontage and the main parking and parent drive to the east, and the district-owned, but City managed, South Mercer Play Fields to the south. The play fields include a synthetic field and track used extensively for PE classes, lunch activity, and school sports, as well as significant use by the neighborhood.

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at Islander Middle School by the school principal, the MISD facilities department, and the 2010 Study and Survey report.

Site

- > Multiple detached buildings on the site create a lack of connection between both students and programs

Building / Program

- > Reorganize / expand existing classroom wings in the remaining older buildings into effective, small, personalized learning communities
- > Building 300 science classrooms do not support current STEM programs very well, and also need more storage.
- > Provide a new school broadcast studio and editing room
- > Modernize the library space, and increase flexibility to accommodate future needs
- > Common areas in the "classic building" are difficult to supervise

- > Sound transfer between classrooms in the "classic building" can be disruptive
- > During hot days (from May through June), the classroom areas get so hot that it can interfere with teaching and learning
- > Classrooms do not have sufficient storage, and need more flexibility and efficiency.
- > Corridor / public spaces need to accommodate small break-out spaces
- > Areas designated for student work / art is desired

RECENT UPGRADES

- > **2017:** Fire alarm replaced in Main Building (\$50,000)
- > **2016:** Partial facility replacement with a 99,000 square foot new building (\$33,600,000)
- > **2013:** Boiler replacement in Main Building (\$150,000)



Mercer Island High School Site (Also the North Mercer Campus, aka Complex)

MERCER ISLAND HIGH SCHOOL

CONSTRUCTION DATES

1955 (original construction)
1967, 1997 (Additions/Renovation)
2011, 2014 (Additions)

BUILDING AREA

223,719 gross square feet

SITE AREA

30.90 acres *

PERMANENT CAPACITY

1,631 students

AREA PER STUDENT

137 gsf / student

2018 ICOS SCORE (OSPI)

85.40

* Includes Stadium, Crest Alternative Learning Center, Administration Building, MOT, and Maintenance Shop/Bus Lot.

HISTORY

Mercer Island High School (MIHS) was originally constructed in 1955, with additions completed in 1967. In 1996/97, these buildings received extensive overbuilds, renovations, some demolition, and more additions. This means that some of the old structure, roof, and much of the framing of the 1955 and 1967 construction remains in place.

Structural upgrades to current (at that time) codes were done with new structure, along with roofing and finishes, tying the old buildings together.

A new music addition was completed in 2012, and three small additions were added to each of the classroom wings in 2014. The 2014 additions provided four STEM classrooms and six general classrooms, including two that are used for special education.

The new secure entry was upgraded in 2019.

BUILDING ASSESSMENT SUMMARY

The following summary includes deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards. Specific seismic information is included on page 6.

There is minor rust at exposed steel entry canopies.

Exterior / Roof

Overall, the exterior of the building is in good condition. The exterior door to the auxiliary gymnasium has an exposed wood header. There is an exposed steel angle over the doors at the wrestling room and weight room. Downspouts adjacent to the locker room entries on the north side of the building and the south side of the commons should be replaced. Metal flashing at the gymnasium building is faded and peeling.

The roof was replaced in summer of 2018 and is in excellent condition.

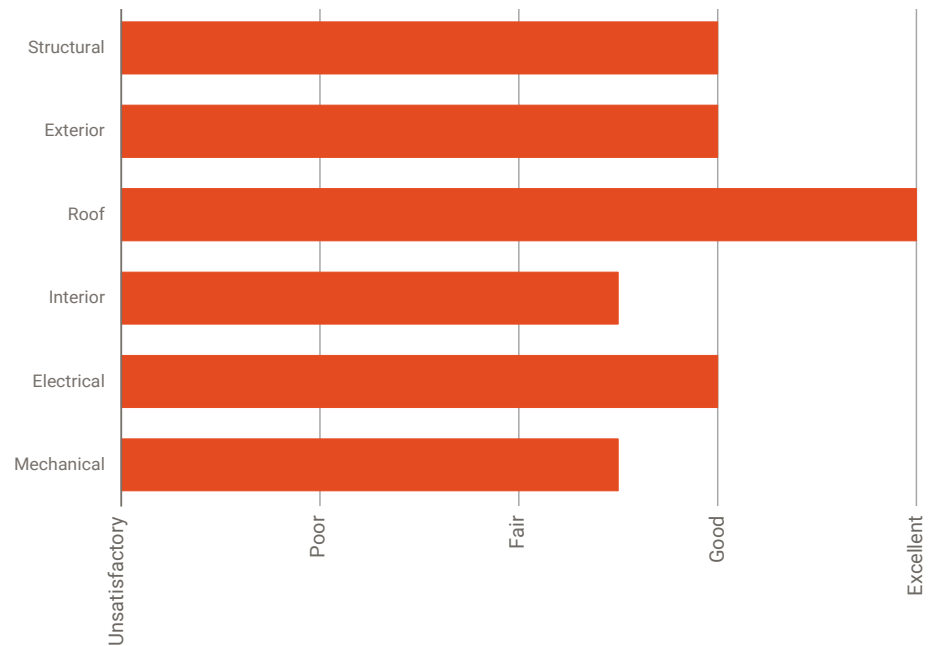


Mercer Island High School: Music room addition



Mercer Island High School: Multipurpose lab

MERCER ISLAND HIGH SCHOOL: ICOS SCORING



Interior

The building interior is in good to fair condition. Walls are in good condition. Floor wear was observed in some areas, and some acoustical ceiling tiles have been damaged by water but with a new roof, this is more than likely taken care of. Flooring is due for replacement in the near future, as it's starting to show signs of wear.

Electrical / Mechanical Systems

Electrical systems are in good condition. Existing lighting fixtures have been recently retrofitted with LED T8 type lamps. Video surveillance, access control, and wireless data systems have been recently upgraded.

Telecommunications cabling to wall-mounted telecommunications devices in the older areas of the building are Category 5 cabling and do not support current transmission standards. In the newer additions, Category 6 cabling has been installed. The generator is connected to a single transfer switch with mixed emergency and standby loads, which is a deficiency relative to the NEC.

Mechanical systems are in good to fair condition. The central HVAC systems are in good to fair condition, some systems are nearing end of life. The boilers and pumps were replaced in 2011 and in good condition, the chiller is showing signs of weathering but is in good operation. The domestic water system is in good condition and there is a mix of newer and older controls throughout the site.

Site

The building and site are moderately non-compliant with handicap accessibility. The bus pullout along 92nd Avenue SE does not have easy accessibility into the building.

The building site is in fair condition. Concrete at the bus pullout along 92nd Avenue SE is in like-new condition, at the pullout along 42nd Street SE, the concrete is in fair condition. Several of the campus' asphalt walks are cracked and settled and can be a challenge to accessibility.

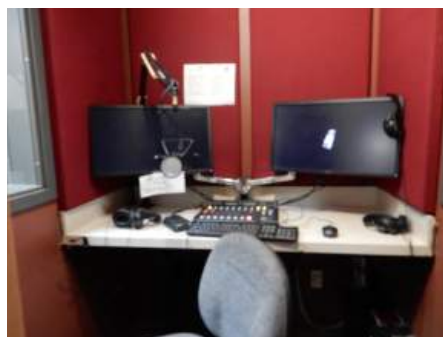
DEFERRED MAINTENANCE

Deferred or upcoming maintenance items of significance include:

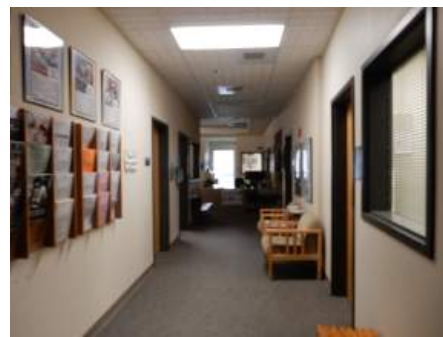
- > Locker replacement in gym locker rooms
- > Toilet partition replacement and restroom configuration throughout
- > Theater lighting and seating replacement
- > Furniture replacement
- > Stucco repair
- > Brick cleaning and sealing
- > Exterior paint
- > HVAC controls upgrade
- > Exhaust fan replacement
- > Kitchen equipment and hood replacement
- > Gym bleacher replacement

SAFETY / SECURITY

No deficiencies noted.



Mercer Island High School: Undersized broadcast program areas



Mercer Island High School: Inadequate health room and counseling area



Mercer Island High School: Robotics classroom in the old gas engine shop

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at Mercer Island High School by the school principal, the MISD facilities department, and the 2010 Study and Survey report.

Site

- > Stadium seating and restrooms need to be renovated.

Building / Program

- > Older science classrooms / labs should be larger to accommodate instruction.
- > Additional science department storage is needed.
- > Music program continues to grow. Additional space is desired.
- > Counseling area and health room should be reconfigured to provide better access and confidentiality.
- > A separate black box theater (200 seats) is desired, to enhance the drama program and allow the theater to be used by more programs.

- > Theater technology / equipment (i.e. lighting, sound, projection, curtain, etc.) and acoustics could be improved.
- > Reconfigure the library into flexible learning spaces that will encourage better use by students and small groups.
- > Improvements and connectivity could be made in College and Career Readiness programs (i.e. broadcast programs).

RECENT UPGRADES

- > **2018:** Full replacement of shingle and membrane roofs, and partial downspout replacement (\$2,000,000)
- > 100 / 200 / 300 Wing additions (\$7,000,000)
- > **2012:** Music wing was added (\$2,000,000)
- > **2012:** Boiler was replaced (\$300,000)



Crest Learning Center Site



Crest Learning Center Exterior

CREST LEARNING CENTER

CONSTRUCTION DATES

1960 (Original Construction) *
1997 (Additions/Renovation)

BUILDING AREA

10,058 gross square feet

SITE AREA

Part of North Mercer Campus (30.90 acres)

PERMANENT CAPACITY

101 students

AREA PER STUDENT

100 gsf / student

2018 ICOS SCORE (OSPI)

84.63

* Approximate date of construction.

HISTORY

Crest Learning Center was renovated and added onto in 1997. The renovation was approximately 4,040 square feet and the addition totaled 6,870 square feet (including the built greenhouse). Selected walls and roof were demolished to accommodate the new program. The existing floor and acoustical ceiling panels were replaced, and additional walls were wood-framed.

The new addition included a math classroom, science lab, computer lab, great room, offices, and restrooms. A greenhouse was added at the northwest corner of the new construction.

New and remodeled areas received new plumbing fixtures with new domestic water piping. Portions of the existing below-ground waste piping were used. The HVAC system was replaced with a new gas-fired furnace.

The scope of 1997 renovation included replacing existing flooring and acoustical ceilings. The addition was constructed on a concrete slab-on-grade, and some of the finishes included plastic laminate casework, carpet, sheet vinyl, VCT, rubber base, acoustical ceiling panels and tiles,

and vinyl wall covering. New plumbing fixtures and new domestic water piping were installed, and the HVAC system was replaced at this time.

BUILDING ASSESSMENT SUMMARY

The following summary includes deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards.

Exterior / Roof

The building exterior is in good condition. The soffit panel, fascia, and covered work area door from the corridor should be repainted.

The roof is nearing the end of its useful life and is due for replacement.

Interior

In general, the building interior is in fair condition, due to 22 years of wear and tear. Floors are in good condition.

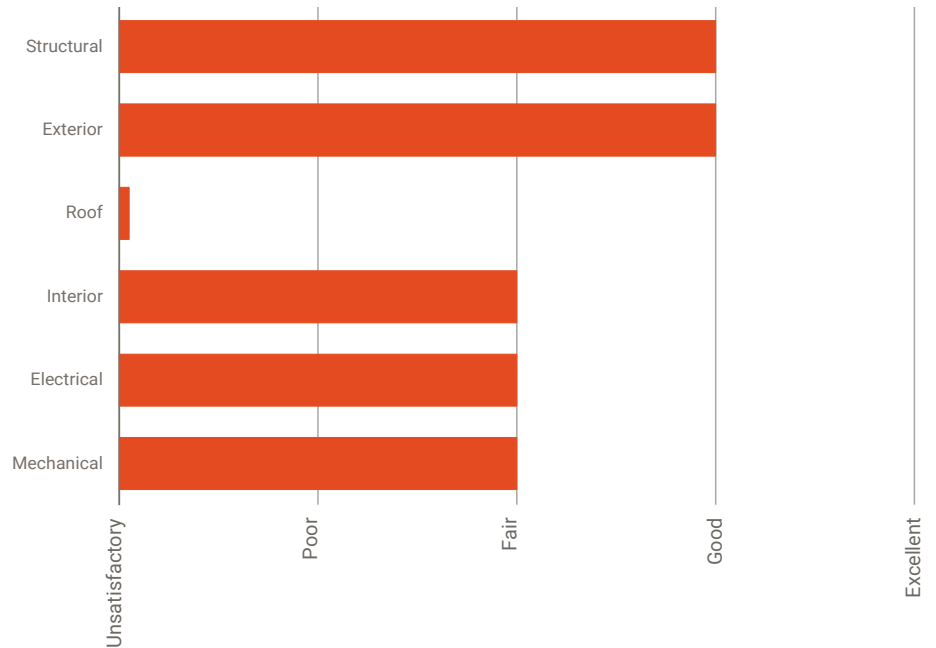


Crest Learning Center: Classroom



Crest Learning Center: Great Room

CREST LEARNING CENTER: ICOS SCORING



Electrical / Mechanical Systems

Electrical systems are in fair to good condition. The exterior utility transformer is weathered/ rusting. Video surveillance, access control, and wireless data systems have been recently upgraded. Telecommunications cabling to wall-mounted telecommunications devices are Category 5 cabling and do not support current transmission standards.

Mechanically, the building is in fair condition. The electrical / telecommunications room has poor ventilation, the exhaust is poor in the student restrooms, and no exhaust has been provided for the teacher workroom. The domestic water system is in good condition and there is a new water heater. The HVAC systems are dated, 80% efficient gas furnaces, but functioning and in good condition.

Site

The building and site are moderately non-compliant with handicap accessibility. The designated handicap parking stall is not accessible, and the accessible main entry had at the time of review, malfunctioning hardware.

DEFERRED MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Roofing replacement
- > Site ADA improvements
- > CMU and brick repairs
- > Brick cleaning / sealing
- > Flooring replacement
- > Furniture replacement
- > Furnace replacement
- > HVAC controls upgrade
- > Exhaust fan replacement
- > Fire alarm upgrade / replacement
- > Greenhouse upgrade and replacement of stand-alone greenhouse

SAFETY / SECURITY

No deficiencies noted.

EDUCATIONAL ADEQUACY

The following summary includes programmatic needs and issues identified at Crest Learning Center by the MISD facilities department and the 2010 Study and Survey report.

Site

- > The parking lot will require reconfiguration to fully comply with requirements necessary to an accessible stall

Building / Program

- > Crest Learning Center is too small for programs currently housed within the facility
- > New larger greenhouse
- > New science classroom or expand / improve existing classroom to support high school science program

RECENT UPGRADES

There were no recent upgrades at Crest Learning Center.



MIHS Stadium Site

MIHS STADIUM & FIELDS

CONSTRUCTION DATES

Unknown (Original Construction)
1978 (Addition)
2001, 2009, 2017 (Field Upgrades)
2001, 2010, 2017 (Track Upgrades)
1979, 2018 (Lighting)

BUILDING AREA

N / A

SITE AREA

Part of North Mercer Campus (30.90 acres)

PERMANENT CAPACITY

N / A

AREA PER STUDENT

N / A

2018 ICOS SCORE (OSPI)

N / A

HISTORY

The construction date of the original grandstand is unknown, however it was added onto in 1978.

The natural grass field was converted to synthetic turf (field turf) in 2001 and replaced in 2009. In 2017, the turf was again replaced, and a paved pad was installed below to ensure compliance with GMax safety standards. The 2017 infill material for the turf was also changed from crumb rubber to cork.

The track was rebuilt in 2001, painted in 2010, and re-sprayed in 2017. Periodic restriping of lanes and markers is required every few years.

The stadium light poles were installed in 1979. A structural review of the poles was done prior to the LED lighting replacement in 2018.

The press box was constructed in 2013 and fencing around most areas of the stadium was replaced in 2018.

BUILDING ASSESSMENT SUMMARY

Not applicable.

DEFERRED MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Reconstruction or significant repair to grandstands including isle handrails
- > Reconstruction or replacement of restrooms
- > Reconstruction or replacement of ticket booth

SAFETY / SECURITY

No deficiencies noted.

EDUCATIONAL ADEQUACY

Not applicable.

RECENT UPGRADES

- > **2018:** Field lighting replacement (\$500,000)
- > **2017:** Synthetic turf and track replacement (\$1,100,000)
- > **2016:** Field event area constructed (\$300,000)
- > **2014:** Press box added (\$250,000)



Administration Building Site



Administration Building Entry

ADMINISTRATION BUILDING

CONSTRUCTION DATES

1966 (Original Construction)
1987 (Tenant Improvement)

BUILDING AREA

16,100 gross square feet

SITE AREA

Part of North Mercer Campus (30.90 acres)

PERMANENT CAPACITY

N / A

AREA PER STUDENT

N / A

2018 ICOS SCORE (OSPI)

N / A

HISTORY

This building was originally constructed in 1966 and some tenant improvements were made in 1987. It houses all district administrative offices as well as conference rooms, a board room, and on the lower level, a loading dock and the district warehouse and records storage.

The building and site are severely non-compliant with handicap accessibility. Accessible parking requires patrons to cross vehicular traffic, entry paths are not fully compliant, there is no elevator or accessible path around the building, the employee kitchen is not accessible, the upper floor restrooms are not accessible, and many of the door handles do not have levers.

The building is not compliant with standards for fire separation, and egress. There is no fire separation between the warehouse and adjoining spaces, the rated one-hour corridor does not appear to meet current standards, the upper floor only has one direct access to the outside, egress out of the bottom floor corridor and secondary egress out of the board room terminates into a planter. In addition, only a very small

portion of the building is covered by fire sprinklers.

Any moderately significant work on this building will require a full upgrade to all ADA and Life Safety codes.

BUILDING ASSESSMENT SUMMARY

The following summary includes deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards.

Exterior / Roof

The building exterior is in overall good to fair condition.

Interior

Walls and floor are worn and a few acoustical ceiling tiles are water damaged. Kitchen and upper floor restrooms are not accessible, and many of the door handles do not have levers. There is no fire separation between the warehouse and adjoining spaces, the rated one-hour



Administration Building Exterior

corridor does not appear to meet current standards. The upper floor only has one direct access to the outside. Egress out of the bottom floor corridor is being obstructed by boxes and does not have panic hardware. Secondary egress out of the board room terminates into a planter.

Electrical / Mechanical

The main electrical panel is at end of usable life. Telecommunications cabling to wall-mounted telecommunications devices are Category 5 cabling and do not support current transmission standards.

HVAC systems need to be replaced. The second floor warehouse is not sprinklered.

Site

Building site is scored separately and not included on the chart. It is in fair condition, severely non-compliant with accessibility code.

DEFERRED MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Roof replacement
- > Parking lot grind/asphalt
- > ADA interior improvements
- > ADA exterior improvements
- > Drainage improvements
- > Wood repairs
- > Exterior and interior paint
- > Flooring replacement throughout
- > Toilet partition replacement and restroom reconfiguration
- > Furniture replacement
- > Boiler replacement
- > Hot water tank replacement
- > Controls upgrade
- > Kitchen equipment replacement
- > Fire sprinkler installation

SAFETY / SECURITY

No deficiencies noted.

EDUCATIONAL ADEQUACY

Not applicable.

RECENT UPGRADES

- > **2018:** Heat pump replaced (\$150,000)
- > **2010:** New data cabling installed (total cost for this work is unknown)
- > **2012:** Generator replacement (total cost for this work is unknown)



Mary Wayte Pool Exterior



MARY WAYTE POOL

CONSTRUCTION DATES

1973 (Original Construction)

BUILDING AREA

16,263 gross square feet

SITE AREA

1.64 acres

PERMANENT CAPACITY

N / A

AREA PER STUDENT

N / A

2018 ICOS SCORE (OSPI)

N / A

HISTORY

Mary Wayte Pool was originally constructed in 1973 by King County Parks through a property lease with the district. The district took ownership of the building from King County in 2011.

The pool is currently managed by Olympic Cascade Aquatics (OCA). District swim, diving, and one water polo team use the facility, as do numerous Island residents through the recreational programs provided by OCA. OCA also rents space to a variety of off-Island pool users, including swim teams from Bellevue. The facility is not utilized for instruction by the Mercer Island School District.

OCA is responsible for all operational and utility costs associated with the operation of the pool. The district is responsible for all capital costs of the facility. The City of Mercer Island makes an annual monetary contribution to the operation of the pool and the district pays OCA for MIHS team usage fees.

The 2016 Cap/Tech Levy provided approximately \$3 million for improvements

to the facility. Recent improvements have included re-fiberglass of the pool tank, pipe lining of the supply and return water lines under the pool, electrical switchgear and panel replacement, and roofing. In addition, the district has secured a grant of \$300,000 that will be added to district funds for energy upgrades over the next two years. These include replacement of the air handling units, ductwork, boilers, hot water tanks, and controls systems.

BUILDING ASSESSMENT SUMMARY

The following summary includes deficiencies noted in the 2018 facility assessment.

Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards.

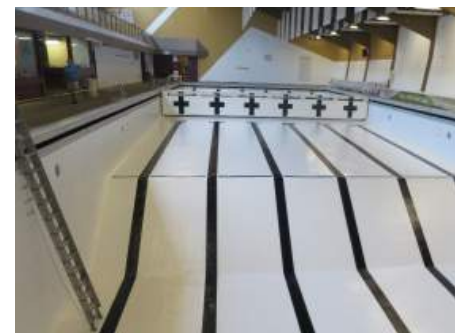
Exterior / Roof

The building exterior is in good to fair condition.

The roof was replaced in 2019.



Mary Wayte Pool Interior



Mary Wayte Pool Interior

Interior

The building interior, including walls, floors, and ceilings, is generally in good to fair condition.

Electrical / Mechanical Systems

The building is in fair to poor condition. Branch wiring devices throughout appear damaged and show signs of corrosion.

Lighting fixtures in some areas show corrosion and some are missing lenses. There is not a facility-wide telecommunications system; all data access is based on a residential-style service with router and distribution within the administration area only. There is no fire alarm system in the building.

Mechanically, systems are in fair to poor condition. There is extensive corrosion throughout the HVAC and plumbing systems. There is no fire protection system (and it is unknown if one would be required). The pool supply and drainage system was recently relined and appears to be functioning well.

Plumbing fixtures are dated and showing signs of wear and corrosion. Toilets and urinals are not low-flow style. There is inadequate ventilation throughout the building.

In addition, the facility does not have a sprinkler system, and the egress does not meet building safety or accessibility code requirements. Accessibility is extremely poor in the building. Tenant improvements would be required to bring it up to current standards. Parking lot improvements and site work are also required to make the building accessible.

Site

The site is in fair condition and has remained relatively unchanged since its construction.

DEFERRED MAINTENANCE

Deferred or upcoming maintenance items of significance include:

- > Wood repairs
- > Exterior and interior paint
- > ADA access improvements to locker rooms

- > Locker room renovation

Items under contract for 2020-21 include:

- > Boiler replacement
- > Air handler replacement
- > Ductwork replacement
- > Hot water tank replacement
- > Circulation pump replacement
- > Controls upgrade

SAFETY / SECURITY

No deficiencies noted.

EDUCATIONAL ADEQUACY

Not applicable.

RECENT UPGRADES

- > **2019-20:** Boiler, HVAC, and controls are currently being replaced through an ESCO contract and DOC grant (projected cost is \$1,800,000)
- > **2019:** Switchgear and panel replacement (\$75,000)
- > **2019:** Roof was replaced (\$450,000)
- > **2018:** Supply and drain lines were lined from pool to mechanical room (\$90,000)



Maintenance Shop



Maintenance Shop

DISTRICT SUPPORT FACILITIES

The district has additional support facilities, including the Maintenance Shop, the MOT (Maintenance/Operations/Transportation) Building, district storage, and the bus lot. Existing conditions of district support facilities were not evaluated in the 2018 facility assessment.

MAINTENANCE SHOP

The shop was reconstructed in 1997 and an addition was built during the construction of Northwood, due to fire lane access. There is no significant maintenance or system replacement needed for this building.

MAINTENANCE OPERATION & TRANSPORTATION BUILDING (MOT)

When the Boys and Girls Club PEAK facility was constructed, the district's old MOT building was demolished. As part of the Club's work, they replaced building with a 2,500 square foot modular building that sits between Crest and the Bus Lot. This building houses a conference room, small offices for maintenance, custodial, and facility scheduling, along with

transportation offices, dispatch, and a bus driver workroom. There is no significant maintenance or system replacement needed for this building.

BUS LOT

This lot is home to all large, small, and spare buses for the district. Very light maintenance is provided out of the small blockhouse on the west edge. More intensive maintenance, along with fluid changes, is provided by a shop in Bellevue.

This lot is also the location of the fueling station for both diesel and gasoline. City vehicles also use the pumps. The tanks are up-to-date with permitting and inspections, but likely will require replacement in the next 10 years. Contamination should be anticipated, but cannot be quantified until excavation occurs.

Since the late 1990s, the district has repeatedly explored the possibility of relocating the bus lot and recapturing the space for field space. Given the limited property on the Island, the cost of any such property, and the neighborhood hurdles associated with locating a facility of this type, it remains on the campus.

DISTRICT STORAGE

For many years the district used a portion of the old Mercer Crest Junior High School that was located where Northwood Elementary now sits. When the buildings were demolished to make way for Northwood, MISD searched for space on-Island, but had to rent space in Bellevue for two years. Since Islander Middle School ended up with a net gain of space following the 2016 new building, the district took over the old library and adjacent offices.

Storage includes extra student desks and chairs for all grade levels, teacher furniture, extra kitchen equipment, and transition space for surplussed items. When/if Islander Middle School's 100/200 Building is replaced, 10,000 square feet of storage space will be needed. This could be accomplished by adding space at each site or at one central location.

RECENT UPGRADES

- > **2015:** Maintenance Shop addition to accommodate loss of storage at demolished North Mercer Junior High (\$200,000)
- > **2011:** New modular MOT Building provided by Boys & Girls Club to replace demolished building (\$500,000)



Boys & Girls Club PEAK Exterior



Boys & Girls Club PEAK Interior

SHARED FACILITIES

BOYS & GIRLS CLUB PEAK

In 2005, the district began conversations with the Boys & Girls Club about the potential of the Club constructing a facility on district property to serve the needs of Island children.

In 2011, this building was completed with a \$1 million contribution by both the district and the City. The Club signed a long-term lease with the district for the land.

In return, for the \$1 annual lease and the financial contribution, the district may use the facility during school hours, has dedicated practice time available for school sport team practice / games, and the Club is required to maintain a preschool space in the building.

MISD does make use of the facility, but has found it somewhat challenging to permanently assign a program to the facility. In addition, due to the heavy use by students before and after the school day, the facility is often not in a condition appropriate for large group meeting space.

The Club is required to pay for all maintenance and capital costs. The district has no operational or financial obligations to the club for use of the facility.