

# Issue Paper 4: Existing Facility Condition

07 APRIL 2023

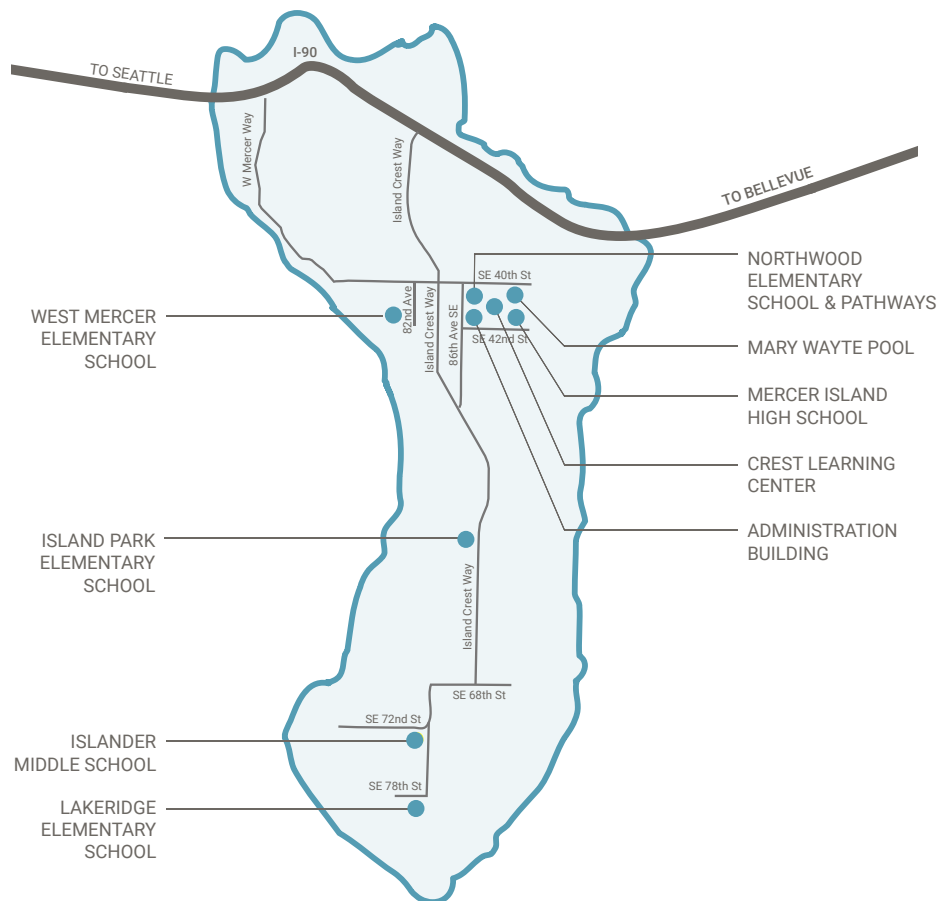
## EXISTING FACILITIES

Mercer Island School District's educational and support facilities vary in age, condition, and level of educational adequacy. Information about the physical condition of existing District facilities provides a metric for evaluating one component of District need.

There are currently seven school facilities in the District, including four elementary schools, one middle school, one high school, and one alternative high school facility. There is also a new modular building on the Northwood site that houses the District's adult transition program, Pathways. District support facilities include the Administration Building and two maintenance / transportation buildings. The District also owns Mary Wayte Pool, which is managed by Olympic Cascade Aquatics and has shared use by the District and community.

The Boys and Girls Club PEAK facility is a joint-use facility that is owned by the Boys and Girls Club and situated on District-owned property. Private and charter schools on the Island are not included in this Long-Range Facility Plan.

Due to the scarcity of available property on the Island, the District does not own any undeveloped sites that are in reserve for future use.

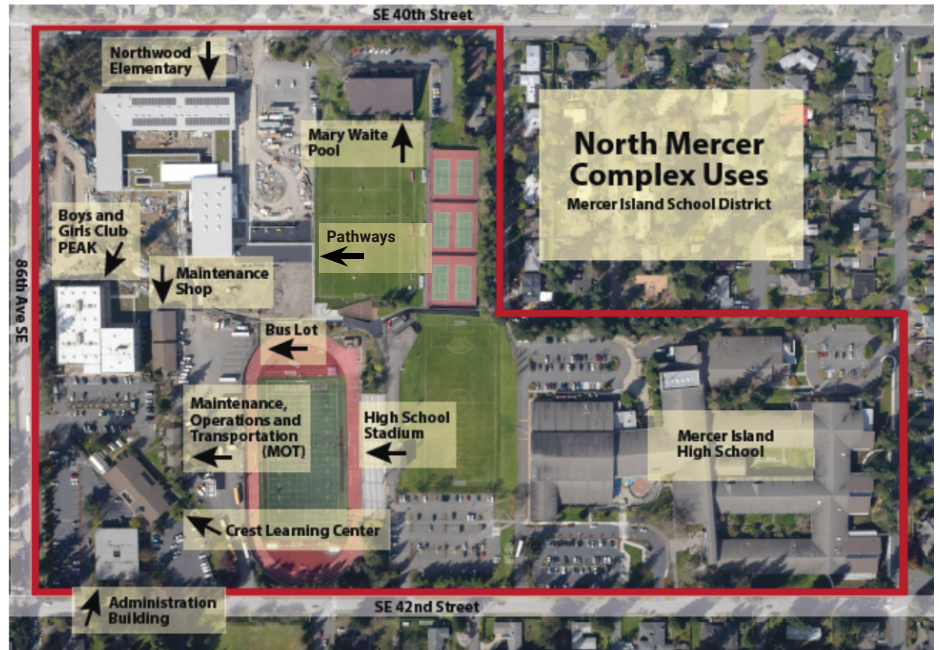


**IMAGE / TABLE:**  
**North Mercer Campus Diagram (Upper)**  
**Facility Condition Summary (Lower)**

**North Mercer Campus**

A number of District facilities are co-located on the District’s largest property, known as the North Mercer Campus (or “Complex”), shown at right. These facilities include:

- > Northwood Elementary School
- > Mercer Island High School
- > Crest Learning Center
- > High School Stadium
- > Mary Wayte Pool
- > Pathways Program (formerly ATP, the Adult Transition Program)
- > Administration Building
- > Maintenance Shop
- > Maintenance Operations & Transportation Building (MOT)
- > Bus Lot
- > Boys and Girls Club PEAK Facility (shared facility)



**FACILITY DATA**

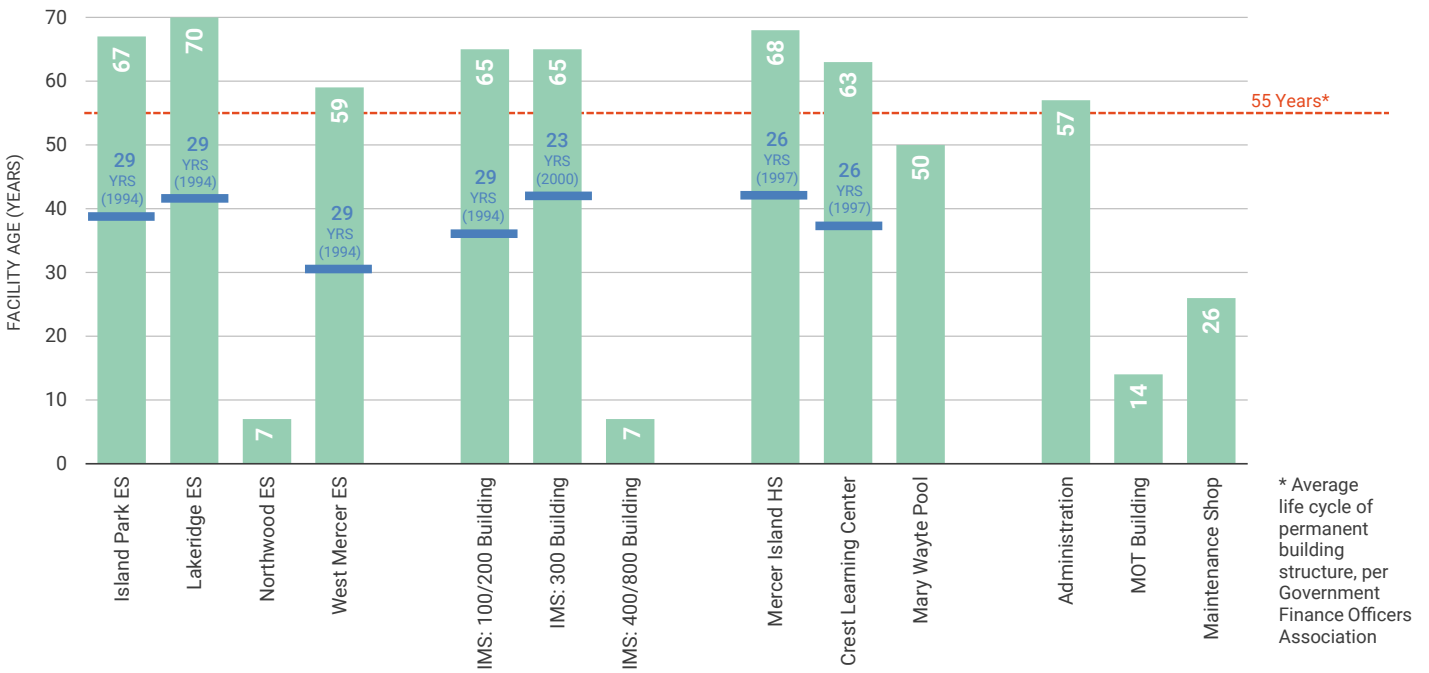
The District operates more than 690,000 square feet of permanent facility space covering over 98 acres. District facilities range in age from seven to 70 years old.

The table at right summarizes the age, size, and condition of each District facility, with more detailed information included on the following pages.

Facility	FACILITY CONDITION		FACILITY SIZE		Recent Capital Expenditures
	Original Construction Date	ICOS Score (2022)	Building Area (Perm. GSF)	Area/ Student (Perm. GSF)	
<b>ELEMENTARY SCHOOL</b>					
Island Park Elementary	1956	76.72	49,399	106	\$125,000
Lakeridge Elementary	1953	79.28	52,269	102	\$575,000
Northwood Elementary	2016	96.86	83,128	162	\$46,800,000
West Mercer Elementary	1964	84.82	54,221	105	\$111,000
			<b>239,017</b>	<b>119</b>	<b>\$47,611,000</b>
<b>MIDDLE SCHOOL</b>					
Islander MS: 100/200 Building	1958	75.01	64,224	132 <sup>1</sup>	\$718,000
Islander MS: 300 Building	1958	68.83	15,637		\$0
Islander MS: 400/800 Building	2016	99.11	91,665		\$48,600,000
			<b>171,526</b>	<b>132</b>	<b>\$49,318,000</b>
<b>HIGH SCHOOL / OTHER</b>					
Mercer Island High School	1955	86.27	231,018	153	\$16,780,000
Crest Learning Center	1960	83.69	10,058	104	\$75,000
Mary Wayte Pool	1973	-	16,263	-	\$2,515,000
			<b>257,339</b>	<b>129</b>	<b>\$19,370,000</b>
<b>SUPPORT FACILITIES</b>					
Administration Building	1966	-	16,100	-	\$275,000
MOT Building	2009	-	2,532	-	\$500,000
Maintenance Shop/Bus Lot	1997	-	4,778	-	\$305,000
			<b>23,410</b>		<b>\$1,080,000</b>
<b>DISTRICT TOTAL</b>			<b>691,292</b>		<b>\$117,379,000</b>

Table Note: ICOS scores reflect the primary building on the site. Scores for additional structures and sites can be found in the individual building summaries beginning on page 10.

**CHART:**  
**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 (100/200 Building), and Mercer Island High School.

This work is indicated in blue in the chart above, and illustrates that most of these renovations are now close to 30 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 at the elementary level.

### 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

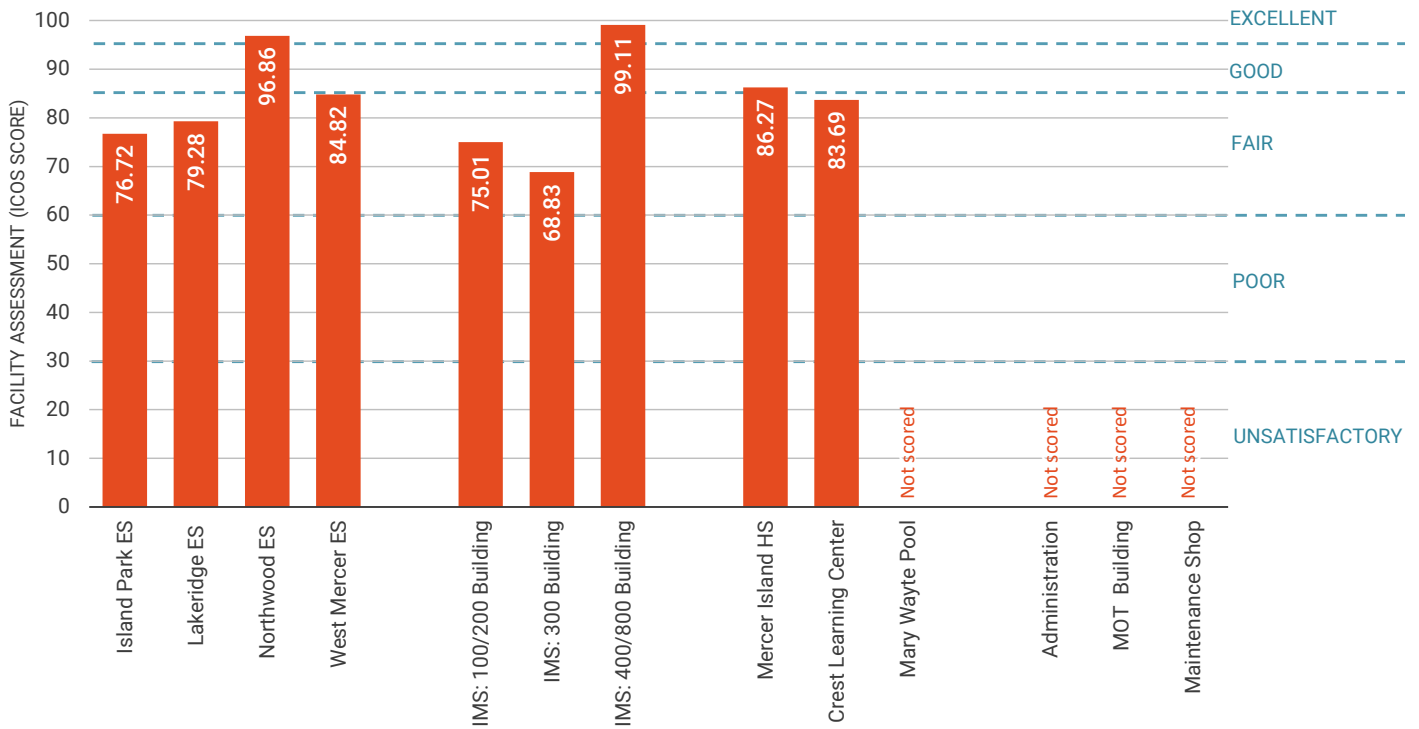
Island Park Elementary, Lakeridge Elementary, West Mercer Elementary, Islander Middle School (100/200 and 300 Buildings), and Mercer Island High School were all built between 1953 and the mid-1960s, making them more than 50 years old. All of these facilities underwent major renovations in the mid-nineties.

Due to the similar dates of original construction, these facilities can be expected to reach the end of their useful life around the same time. While immediate replacement of all older buildings may not be warranted, incremental replacement or renovation where possible should be implemented over the course of several decades. 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.

**CHART:**  
**Facility Assessment Comparison**  
 (2022 ICOS Scores)



## FACILITY CONDITION ASSESSMENT

### ASSESSMENT PROCESS

Building assessment scores are updated on a yearly basis by the District, and every six years (except for the Study and Survey year) by an outside consultant. An evaluation of the District’s existing facilities was conducted in 2018 by BLRB Architects, using the Washington Office of Superintendent of Public Instruction’s (OSPI) Information and Conditions of Schools (ICOS) evaluation method, which establishes a numerical score for each facility.

In 2019-20, Mahlum completed a high-level assessment as part of the long-range planning process, and adjusted the ICOS scores to align with current conditions at that time. These scores are included in the most recent Study & Survey Report (2021). The most recent (2022) ICOS scores, completed by the District, are used for this Long-Range Facility Plan update.

### ICOS SYSTEM

ICOS is a web-based system that documents and stores information and condition details about facilities and sites operated by Washington school districts.

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 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 assessment scores.

Assessment scores shown in the chart above reflect the most recent (2022) ICOS scores for each building. Scores are for the primary building on each site. Scores for additional structures and facility sites can be found in the individual facility summaries beginning on page 10. Functional deficiencies were not incorporated in the overall score, but were assessed separately 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:

**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.

### 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 approximately 68 and 86 percent. Mercer Island High School just barely falls 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, beginning on page 10.

## SAFETY & SECURITY

### SEISMIC CONDITION

Seismic condition should be considered in the context of “rolling compliance.” New codes are typically issued every few years and adjustments related to seismic requirements occur each time. The first seismic code was developed in 1976 and it has evolved over time with each new code, changing zones from low to moderate to high.

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

As stated in the reports (Structural Evaluation Reports, PCS Structural Solutions, 2011), 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, a two percent 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 percent exceedence in 50 years), one would expect minor structural damage and the building remaining occupied.

The seismic evaluation conclusions for District facilities indicate that collapse is not anticipated, however significant damage, that may not be repairable, should be expected. If doing other work at the high school, it is recommended that seismic improvements be made to portions of the gymnasium. Seismic assessment summaries of all school facilities are included below. Complete seismic reports can be found on the District website.

#### 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 \*

- > Building completed in 2016
- > Condition: Conforms with codes in place at the time of construction.

#### 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 (100/200 & 300 Buildings)

- > 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 (400/800 Building) \*

- > Building completed in 2016
- > Condition: Conforms with codes in place at the time of construction.

#### Mercer Island High School

- > Structural Upgrades: 1997 and 2013
- > 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 School and Islander Middle School’s 400/800 Building) were not assessed by PCS.



West Mercer ES: Secure building entry



Mercer Island HS: Secure building entry

**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, or restrooms. 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 the Islander Middle School 400/800 Building, were designed and constructed with secure entries. The secure entry at Islander Middle School is currently configured to accommodate the three separate buildings and student movement between the buildings.

**WATER & AIR 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 or 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.

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

**TRANSPORTATION**

Safe transportation routes for pedestrians, bicycles, automobiles, and buses is a necessity for the District. This includes access to, from, around, and between all school facilities, as well as pick-up, drop-off, service access, sidewalks, bicycle storage, and parking areas.

Elements that are within District property boundaries, such as parking and drop-off areas, are incorporated into the Long-Range Facility Plan and can be addressed by the District. Larger systemic issues, such as connections between schools and neighborhoods, require coordination with other jurisdictional entities on the Island, as the District does not have the ability to control the physical or operational conditions outside of District property. The identification of these issues in the Long-Range Facility Plan is intended to create a foundation for the City and District to collaborate in reaching the shared goals of improving safety, enhancing alternative ways to access the schools, and mitigating traffic congestion.

Particular areas of concern are noted below.

**Island Park Elementary School**

- > Traffic congestion and back-up on Island Crest Way during peak times
- > Obstructed sightlines from parking lot out onto Island Crest Way

**West Mercer ES**

- > Entry into the north parking lot is problematic with traffic backing up onto 40th Avenue during drop-off

**Islander MS**

- > North parking lot is not large enough to accommodate all buses, causing double park during pick-up/drop-off

**CLEAN BUILDINGS ACT**

The State of Washington passed the Clean Buildings Act in 2019 and expanded it in 2022, with the objective of reducing pollution from fossil fuel consumption in existing buildings.

Compliance with this program is staged based on square footage. MIHS will need to be able to prove compliance (one year of energy data) by 2026. IMS and Northwood will follow in 2027, and Lakeridge, Island Park, and West Mercer in 2028. Buildings under 20,000 square feet are expected to follow the compliance



Lakeridge ES: Hallway use for pull-out activities / lack of natural light



Islander MS: Hallway use for pull-out activities / lack of natural light

requirements in the years to come. The District is currently working to determine the scope and cost of required upgrades.

## 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, the 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 environmental components such as natural light and ease of wayfinding.

The Long-Range Facility Plan process updated and expanded this information through building tours, principal interviews, and outreach meetings with teachers, staff, and students who use the buildings every day.

### 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

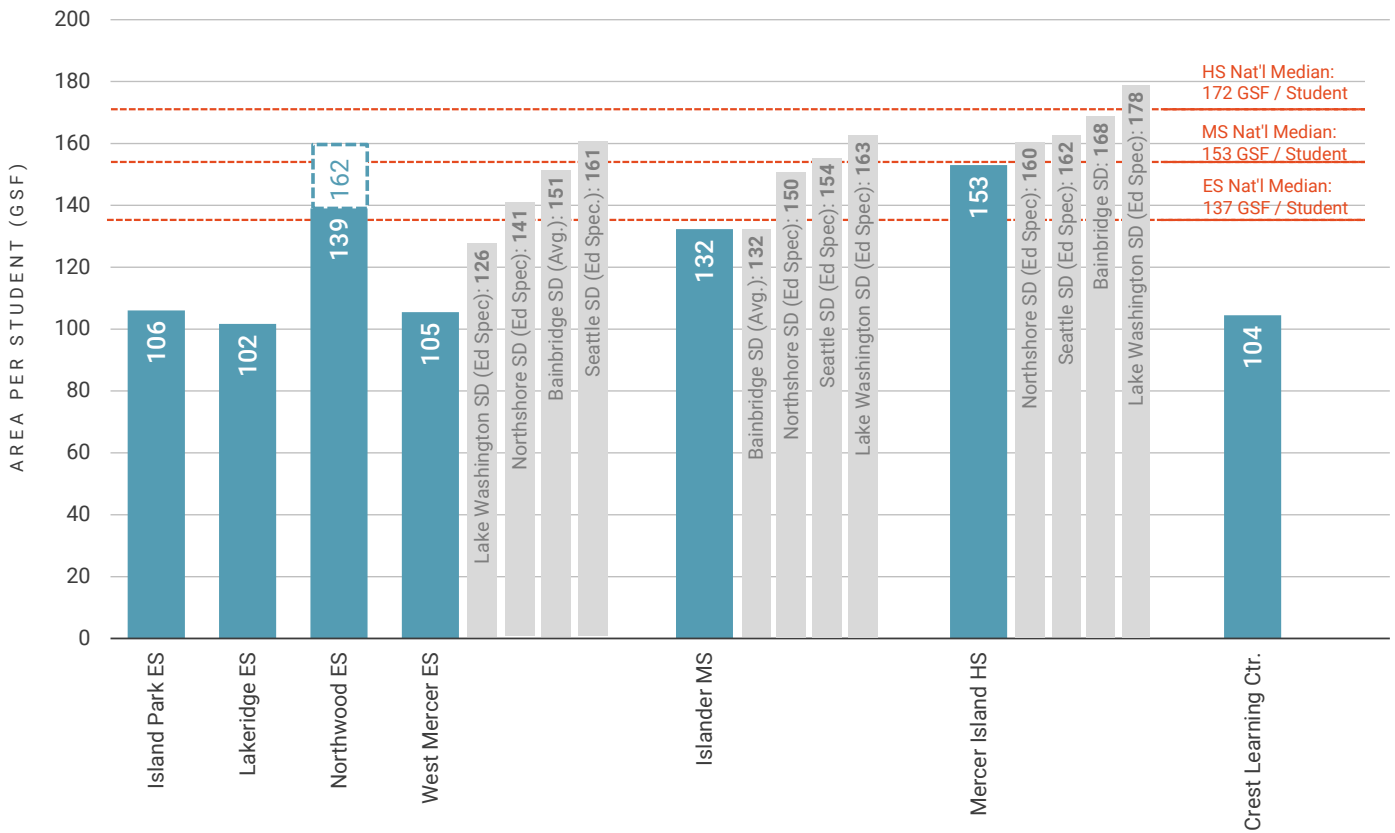
Supervision and wayfinding are important considerations in modern learning environments. Characteristics that can impact the educational suitability of a facility include:

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

### INDIVIDUAL SCHOOL ADEQUACY

Facility-specific needs related to educational adequacy are included in the facility summaries beginning on page 10.

**CHART:**  
**Area Per Student Comparison**



**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 permanent 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.

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 Island Park Elementary is only four square feet per student. However, when this is multiplied by the number of students per classroom (24), it equates to an additional 96 square feet per classroom, or an additional 384 square feet for a cluster of four classrooms.

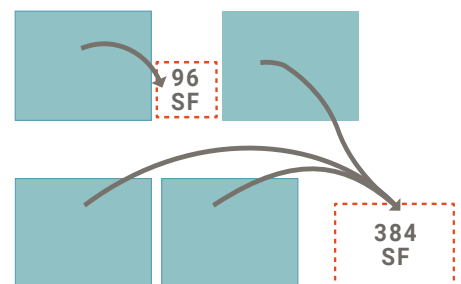
This additional space is enough to provide break-out areas and/or other types of teaching and support space for the classrooms that a school with a lower area per student would not be able to have, as shown in the diagram at right.

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.

A comparison of area per student in the District's school facilities and select peer districts is shown in the chart above.

**Elementary School Level**

The three older elementary schools in the District have a similar area per student,



which is less than 110 GSF/student. These are well 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 shared activity space.

The recently constructed Northwood Elementary School has a much higher area per student of 162 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’s elementary schools have an approximate 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. Other peer districts shown target between 126 and 161 square feet per student.

**Middle School Level**

The 132 GSF/student at Islander Middle School is significantly less than the national median of 153 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, both built in the 1990s, range from 114 to 151 GSF/student, averaging 132 GSF/student. Other peer districts shown target between 150 and 163 square feet per student for middle schools.

**High School Level**

At 153 GSF/student, Mercer Island High School is significantly below the national median 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. Other peer districts shown target between 160 and 178 square feet per student for high schools.

Crest Learning Center is also significantly below the national median for high schools, 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. Equivalent comparison data was not available from peer districts.

**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. The Mercer Island School District has completed over \$117 million in new construction and major improvements over the last 10 years.

The District has completed improvements at every facility, in addition to constructing a partial replacement school facility at Islander Middle School and a new elementary school, Northwood Elementary School. Both facility improvements and new additions were completed at Mercer Island High School.

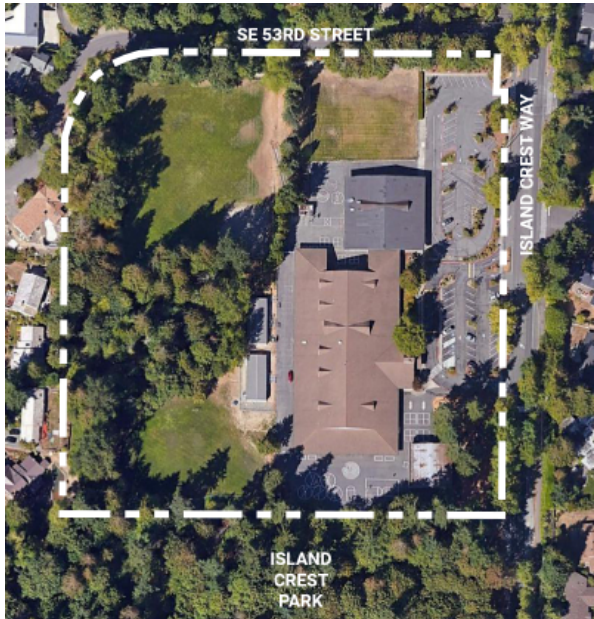
RECENT CAPITAL EXPENDITURES
<b>Island Park Elementary School</b> \$125,000 (improvements)
<b>Lakeridge Elementary School</b> \$575,000 (improvements)
<b>Northwood Elementary School</b> \$44,900,000 (new facility) \$1,900,000 (new modular building)
<b>West Mercer Elementary School</b> \$111,000 (improvements)
<b>Islander Middle School</b> \$48,600,000 (new facility) \$718,000 (improvements)
<b>Mercer Island High School</b> \$9,000,000 (additions) \$2,550,000 (improvements) \$1,900,000 (stadium)
<b>Crest Learning Center</b> \$75,000 (improvements)
<b>Mary Wayte Pool</b> \$2,415,000 (improvements)
<b>Administration Building</b> \$150,000 (improvements)
<b>MOT Building</b> \$500,000 (improvements)
<b>Maintenance Shop / Bus Lot</b> \$305,000 (improvements)

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

**FACILITY SUMMARIES**

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

Facility summaries have been developed from a variety of sources, including the 2021 Study & Survey, previous facility assessments, building tours, school principal interviews, and information provided by District facilities staff.



Island Park Elementary School Site



Island Park Elementary School Entry

## ISLAND PARK ELEMENTARY SCHOOL

### CONSTRUCTION DATES

**1956 (Original Construction)**  
**1966, 1995 (Add't'n/Renovation)**

### BUILDING AREA

**49,399 gross square feet**

### SITE AREA

**9.37 acres**

### PERMANENT CAPACITY

**466 students**

### AREA PER STUDENT

**106 gross square feet / student**

### 2022 ICOS SCORE (OSPI)

**76.72 (Classroom Building)**  
**71.00 (Multipurpose Building)**  
**89.83 (Covered Play)**  
**72.66 (Site)**

### 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

#### Structural & Code Compliance

The two buildings have no serious structural issues. However, the seismic design does not meet current code standards. The building is also moderately non-compliant with the accessibility code.

Clean Buildings Act compliance will be required for this facility, by 2028.

#### Exterior / Roof

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

#### Interior

Building interiors are in fair condition.

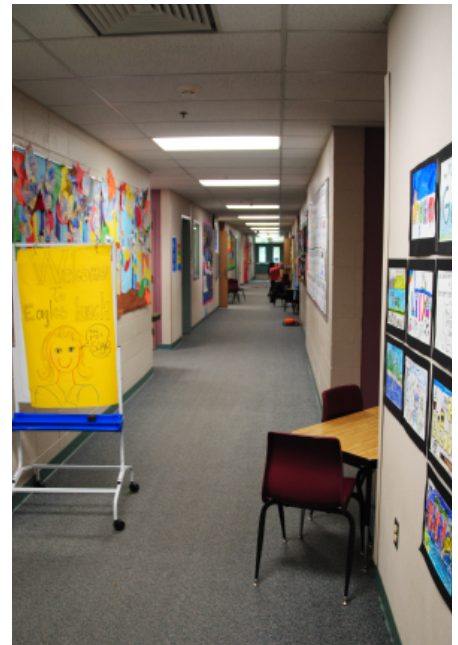
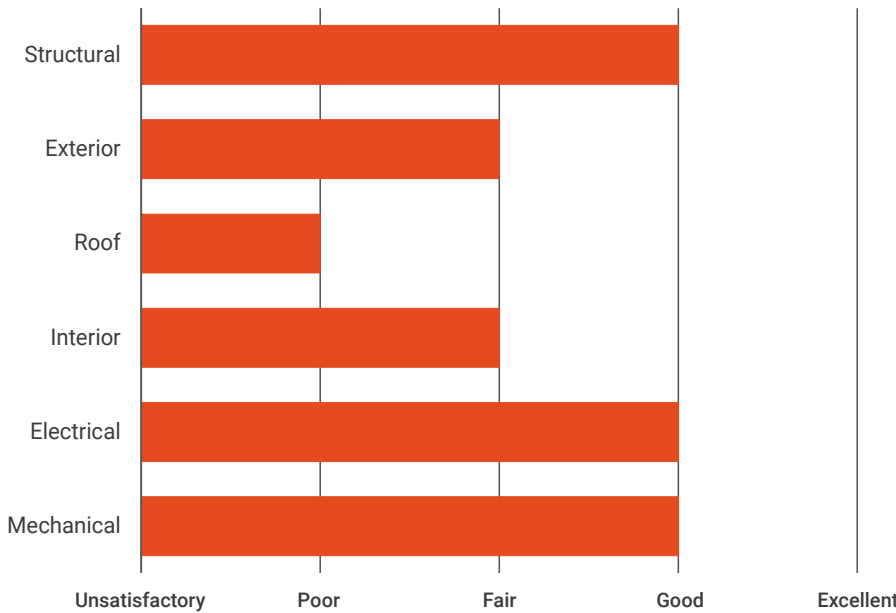
#### Electrical / Mechanical Systems

Electrical systems are in good to fair 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 good to fair condition. The ventilation is inadequate in student restrooms, corridors, and the electrical room. The boilers and heating water pumps are nearing the end of useful

**CHART:**

**Facility Condition by System - Island Park ES  
(Classroom Building)**



Island Park Elementary: Pull-out areas in hallway

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.

**DEFERRED / UPCOMING MAINTENANCE**

Significant deferred or upcoming maintenance items include:

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

**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.

Having two separate buildings on the site (Main and Multipurpose buildings) creates safety and security concerns.

**EDUCATIONAL ADEQUACY**

- > Lack of separate gymnasium and cafeteria / dining spaces
- > Limited or no “flex spaces” or shared group learning areas
- > Lack of distributed sensory rooms or “safe spaces”
- > Undersized general classrooms that do not have sufficient storage
- > Poor acoustic separation between classrooms
- > Limited and/or poorly configured special education spaces
- > Lack of a dedicated art/science classroom
- > Multiple disconnected buildings

**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

**52,269** gross square feet

### SITE AREA

**9.48** acres

### PERMANENT CAPACITY

**514** students

### AREA PER STUDENT

**102** gross square feet / student

### 2022 ICOS SCORE (OSPI)

**79.28** (Main Building)

**62.00** (Covered Play)

**74.46** (Site)

### 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

#### Structural & Code Compliance

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

Clean Buildings Act compliance will be required for this facility by June 2028.

#### Exterior / Roof

The building exterior is in fair condition. Doors and frames are generally in good repair. 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 was replaced in 2021.

#### Interior

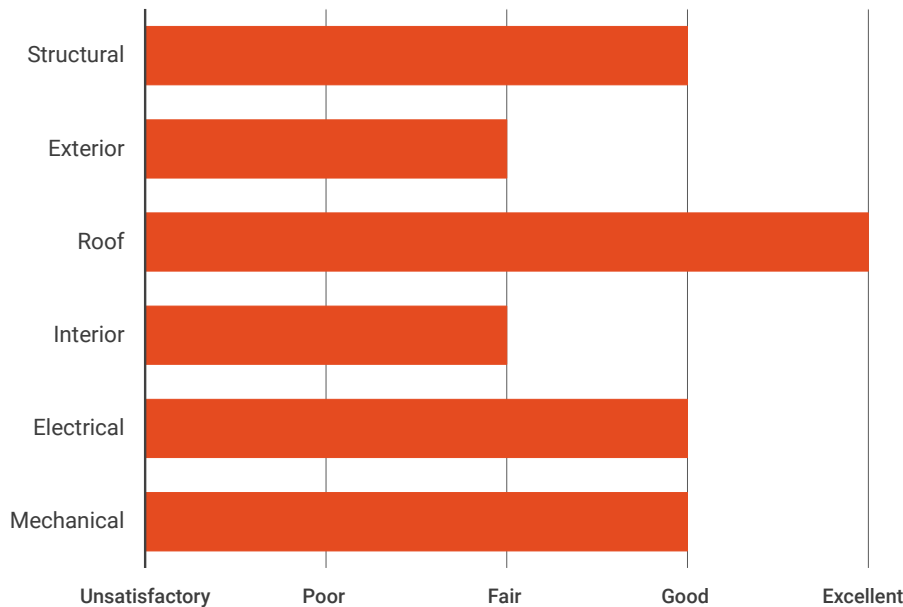
The building interior is in fair condition. Sheet vinyl flooring in the restrooms is nearing the end of its serviceable life.

#### Electrical / Mechanical Systems

Electrical systems are in good to fair 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.

**CHART:**

**Facility Condition by System - Lakeridge ES**



Lakeridge Elementary: Pull-out areas in hallway



Lakeridge Elementary: Library & Multipurpose

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. 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 met code requirements 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:

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

**SAFETY / SECURITY**

No deficiencies noted.

**EDUCATIONAL ADEQUACY**

- > Lack of separate gymnasium and cafeteria / dining spaces
- > Limited or no “flex spaces” or shared group learning areas
- > Lack of distributed sensory rooms or “safe spaces”
- > Undersized general classrooms that do not have sufficient storage
- > Poor acoustic separation between classrooms
- > Limited and/or poorly configured special education spaces
- > Poorly configured and/or undersized administration area
- > Hard surface play too close to classrooms
- > No student restrooms that are adjacent to kindergarten classrooms
- > Music room is too far from the stage
- > Hard surface play is too far away from classrooms

**RECENT UPGRADES**

- > **2021:** Roof replacement and hot water tank replacement (\$500,000)
- > **2017:** Fire alarm replacement (\$75,000)



Northwood Elementary School Site



Northwood Elementary School Entry

## NORTHWOOD ELEMENTARY SCHOOL

CONSTRUCTION DATE

**2016 (Original Construction)**

BUILDING AREA

**83,128 gross square feet**

SITE AREA

**8.40 acres**

PERMANENT CAPACITY

**514 students**

AREA PER STUDENT

**162 gross square feet / student\***

2022 ICOS SCORE (OSPI)

**96.86 (Main Building)**

**100.00 (Site)**

\* 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 classrooms, shared learning areas, library, gymnasium, art room, and lunch room serve grades K-5. Spaces are flexible and adaptable with lots of transparency. The District's developmental preschool and Pathways program are also located on the Northwood site, along with two recently-constructed portable classrooms.

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.

Clean Buildings Act compliance will be required for this facility by June 2028.

### DEFERRED / UPCOMING MAINTENANCE

No deferred maintenance is needed.

### SAFETY / SECURITY

No deficiencies noted.

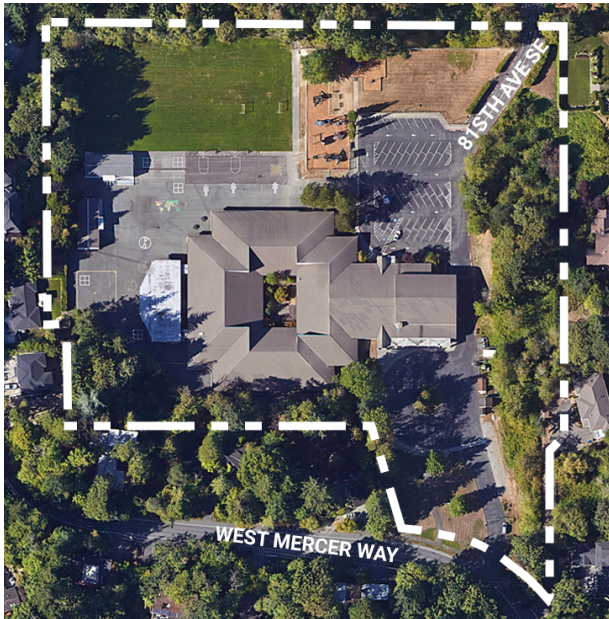
### EDUCATIONAL ADEQUACY

As a recently constructed school, Northwood Elementary is designed 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

- > **2021:** New modular building including Pathways program space, two general purpose classrooms, and exterior-access restrooms (for classrooms and fields) (\$1,900,000)



West Mercer Elementary School Site



West Mercer Elementary School Entry

## WEST MERCER ELEMENTARY SCHOOL

CONSTRUCTION DATE

**1964 (Original Construction)**

**1995 (Addition / Renovation)**

BUILDING AREA

**54,221 gross square feet**

SITE AREA

**8.86 acres**

PERMANENT CAPACITY

**514 students**

AREA PER STUDENT

**105 gross square feet / student**

2022 ICOS SCORE (OSPI)

**84.82 (Main Building)**

**75.48 (Covered Play)**

**78.46 (Site)**

### 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

#### Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards. The building is also moderately non-compliant with accessibility code.

Clean Buildings Act compliance will be required for this facility by June 2028.

#### Exterior / Roof

The building exterior is in good condition, with the exception of the roof. 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

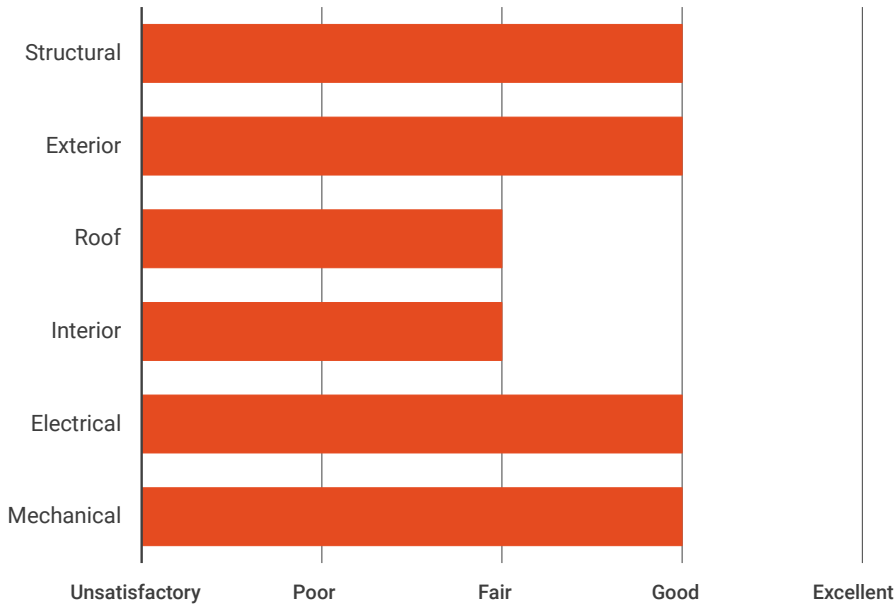
The building interior is in fair condition. The wooden stage in the multipurpose room has a lot of wear, and there is damage to wall corners in corridors.

#### Electrical / Mechanical Systems

Electrical systems are in good to fair condition. 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

**CHART:**

**Facility Condition by System - West Mercer ES**



West Mercer Elementary: Pull-out areas in hallway

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

**Site**

The site area is moderately non-compliant with accessibility code, and overall in fair to poor condition. The outdoor platform is inaccessible and 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
- > Stucco and CMU repairs
- > Exterior and interior paint
- > Flooring replacement throughout
- > Toilet partition replacement
- > Furniture replacement

- > Boiler replacement
- > Fire alarm replacement
- > Kitchen equipment / hood replacement
- > ADA interior improvements (ramps)
- > Fencing repair / replacement
- > Drainage improvements
- > ADA exterior improvements (playground access and new equipment)
- > Parking lot grind / asphalt

**SAFETY / SECURITY**

No deficiencies noted.

**EDUCATIONAL ADEQUACY**

- > Lack of separate gymnasium and cafeteria / dining spaces
- > Limited or no “flex spaces” or shared group learning areas
- > Lack of distributed sensory rooms or “safe spaces”
- > Undersized general classrooms that do not have sufficient storage
- > Limited and/or poorly configured special education spaces
- > Poorly configured and/or undersized administration area

- > Library needs reconfiguration and remodel
- > Fields have poor drainage that limits use

**RECENT UPGRADES**

- > **2021:** Replaced generator (\$61,000)
- > **2017:** Lighting (bulbs only) converted to LEDs (\$50,000)



Islander Middle School Site

## ISLANDER MIDDLE SCHOOL

### CONSTRUCTION DATE

**1958** (100/200, 300 Buildings)  
**1994, 2000** (Addt'n/Renovation)  
**2016** (400/800 Building)

### BUILDING AREA

**171,526 gross square feet**

### SITE AREA

**27.36 acres\***

### PERMANENT CAPACITY

**1,296 students**

### AREA PER STUDENT

**132 gross square feet / student**

### 2022 ICOS SCORE (OSPI)

**75.01** (100/200 Building)  
**68.83** (300 Building)  
**99.11** (400/800 Building)  
**98.48** (Site)

\* Includes City-managed play fields

### 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 400/800 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 for the 100/200 and 300 Buildings. 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. The buildings are also moderately non-compliant with accessibility code.

Clean Buildings Act compliance will be required for this facility by June 2027.

#### 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 was replaced in 2020 and is in excellent condition.

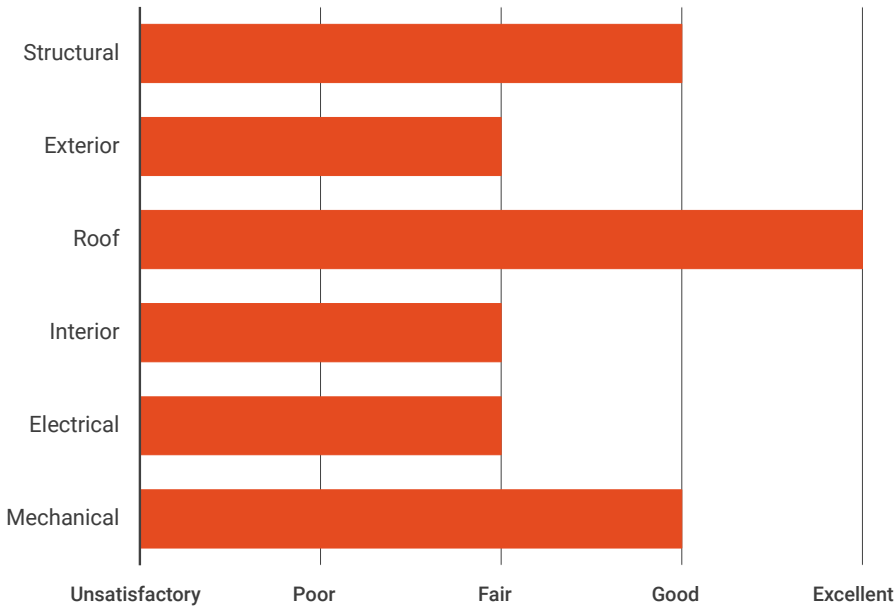
Windows in the 100/200 Building have compromised perimeter seals and defective hardware. The wood fascia has been damaged in several locations.

#### Interior

The 100/200 and 300 Building interiors are in fair condition. Carpet throughout

**CHART:**

**Facility Condition by System - Islander MS (100/200 Building)**



Islander Middle School: New Building



Islander Middle School: 100/200 Building

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.

Mechanical systems are generally in good condition. However, the HVAC and domestic water systems in the 100/200 Building are in poor condition.

Access to maintenance in the attic is difficult. The control system is functioning but outdated. In the 300 Building, the boilers and water heaters were replaced in 2011 and still appear to be in excellent 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 good 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 100/200 and/or 300 buildings) include:

- > Roof replacement (300 Building)
- > Toilet partition replacement and restroom configuration throughout
- > Stucco repairs
- > Exterior and interior paint
- > Flooring replacement
- > HVAC equipment replacement
- > HVAC controls upgrade

- > Bus loop asphalt replacement / grid-overlay
- > Fencing to create a secure campus
- > Track replacement (currently in partnership with the City of Mercer Island)

**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 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,



IMS 100/200 Building: Office in custodial closet



IMS 100/200 Building: Small group learning / pull-out areas in hallways



IMS 100/200 Building: Lack of natural light

lunch activity, and school sports, as well as significant use by the neighborhood.

**EDUCATIONAL ADEQUACY**

- > Multiple detached buildings create lack of connection between both students and programs and are a security concern
- > Common areas in the 100/200 Building are difficult to supervise
- > Corridors do not accommodate shared learning / flex spaces
- > Classrooms in older buildings should be reorganized into effective, smaller, personalized learning communities
- > Building 300 science classrooms do not support STEM adequately and do not have enough storage
- > Acoustics separation is poor, and sound transfer between classrooms can be disruptive
- > A black box theater is needed

**RECENT UPGRADES**

- > **2020:** Roof of 100/200 Building replaced (\$518,000)
- > **2017:** Fire alarm replaced in 100/200 Building (\$50,000)

- > **2016:** Partial facility replacement with a 92,000-square-foot new building (\$48,600,000)
- > **2013:** Boiler replacement in 100/200 Building (\$150,000)



Mercer Island High School Site (North Mercer Campus)

## MERCER ISLAND HIGH SCHOOL

CONSTRUCTION DATE

**1955 (Original Construction)**  
**1967, 1997 (Addt'n/Renovation)**  
**2011, 2014 (Additions)**

BUILDING AREA

**231,018 gross square feet**

SITE AREA

**30.90 acres\***

PERMANENT CAPACITY

**1,510 students (1,606 total including Crest capacity)**

AREA PER STUDENT

**153 gross square feet / student**

2022 ICOS SCORE (OSPI)

**86.27 (Main Building)**  
**85.81 (Site)**

\* Includes Stadium, Crest Alternative Learning Center, Administration Building, MOT Building, 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

#### Structural & Code Compliance

The building has no serious structural issues. However, its seismic design does not meet current code standards. There is minor rust at exposed steel entry canopies.

Clean Buildings Act compliance will be required for this facility by June 2026.

#### 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.

#### Interior

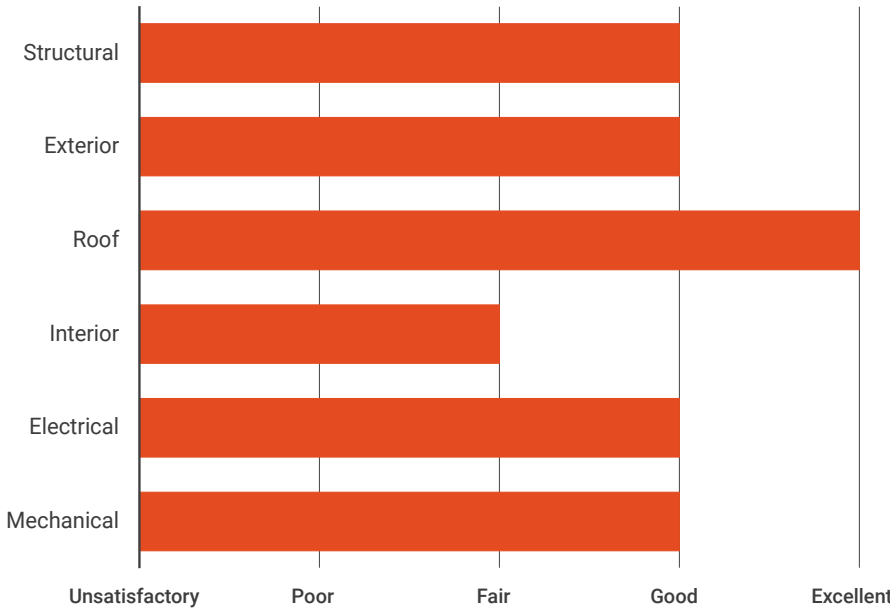
The building interior is generally in fair condition. Walls are in good condition. Floor wear was observed in some areas, and flooring is due for replacement in the near future. Some acoustical ceiling tiles have been damaged by water but with a new roof, this is more than likely taken care of.

#### Electrical / Mechanical Systems

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

**CHART:**

**Facility Condition by System - Mercer Island HS**



Mercer Island High School: Music room addition



Mercer Island High School: Multipurpose lab

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 good to 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 / UPCOMING MAINTENANCE**

Deferred or upcoming maintenance items of significance include:

- > Theater lighting, seating, and carpet replacement
- > Locker replacement in gym locker rooms (only possible in conjunction with other locker room improvements)
- > Stucco repair
- > Select furniture replacement
- > Select kitchen equipment / hood replacement
- > Brick cleaning and sealing
- > Exterior paint
- > Rebuild / light tennis courts and add retaining wall
- > Replace stadium seating
- > Parking lot improvements

**SAFETY / SECURITY**

No deficiencies noted.

**EDUCATIONAL ADEQUACY**

College & Career Readiness (CCR): Improvement and connectivity is needed for a variety of CCR programs.

- > Robotics lab expansion
- > Broadcast studio expansion
- > New journalism classroom
- > Radio classroom connection to studio
- > Art space upgrade
- > New hands-on (STEM/ maker space / life skills) lab(s) and support

**Science:**

Older science classrooms are not large enough or configured to accommodate instruction.

- > Science lab improvements

**Performing Arts:**

- > Provide a new dedicated teaching space for drama, dance, and performance (black box theater)
- > Improve / replace theater technology, including sound, lighting, projection, and curtains (in progress)
- > Improve theater acoustics (in progress)



Mercer Island HS: Undersized broadcast program



Mercer Island HS: Robotics classroom in old shop



Mercer Island HS: Inadequate health/counseling



Physical Education:

- > Locker rooms and team rooms need improvements
- > There is not enough PE and athletic storage
- > JV field improvements and rebuild retaining wall to the north

General Education:

- > There is a need for shared learning / study areas to increase flexibility and opportunities for collaboration
- > Improvements to existing general classrooms (technology and finishes)

Shared Support Areas:

- > Renovate and reconfigure principal offices, counseling offices, and nurse office
- > Teacher offices and support
- > More distributed gender-inclusive restrooms are needed

**RECENT UPGRADES**

- > **2022:** Library and culinary program improvements (\$1,000,000)
- > **2022:** Main gymnasium bleacher replacement (\$330,000)
- > **2018:** Full replacement of shingle and membrane roofs, and partial downspout replacement (\$2,000,000)
- > **2011 / 2014:** 100 / 200 / 300 Wing additions (\$9,000,000)
- > **2012:** Music wing addition (\$2,000,000)
- > **2012:** Boiler was replaced (\$300,000)



Crest Learning Center Site



Crest Learning Center Exterior

## CREST LEARNING CENTER

CONSTRUCTION DATE

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

BUILDING AREA

**10,058** gross square feet

SITE AREA

**Part of North Mercer Campus**

PERMANENT CAPACITY

**96** students (included with MIHS capacity)

AREA PER STUDENT

**104** gross square feet / student

2022 ICOS SCORE (OSPI)

**83.69** (Main Building)  
**90.22** (Greenhouse)  
**84.89** (Site)

\* 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

#### Structural & Code Compliance

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

Clean Buildings Act compliance will be required for this facility, but the date of compliance has not yet been determined for buildings less than 20,000 square feet.

#### 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 was replaced in 2021 and is in excellent condition.

#### Interior

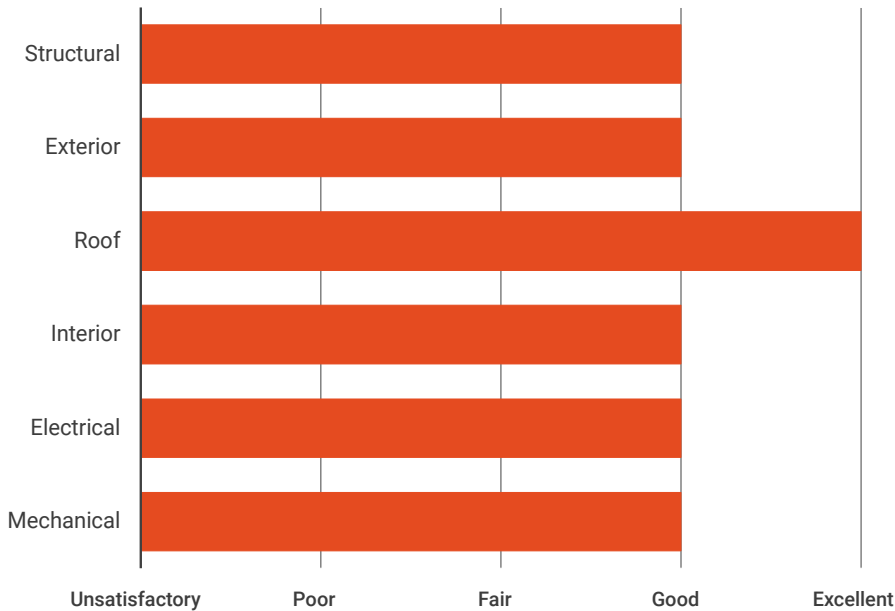
In general, the building interior is in good condition. Interior doors, wall finishes, and flooring are in fair condition.

#### Electrical / Mechanical Systems

Electrical systems are in good condition. The exterior utility transformer is weathered/ rusting. Video surveillance, access control, and wireless data systems have been recently upgraded.

**CHART:**

**Facility Condition by System - Crest Learning Center**



Crest Learning Center: Classroom



Crest Learning Center: Great Room

Telecommunications cabling to wall-mounted telecommunications devices are Category 5 cabling and do not support current transmission standards.

Mechanically, the building is in good 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 / UPCOMING MAINTENANCE**

Deferred or upcoming maintenance items of significance include:

- > Secure vestibule entry
- > CMU and brick repairs
- > Brick cleaning / sealing

- > Flooring replacement
- > Furniture replacement
- > Furnace replacement
- > HVAC controls upgrade
- > Site ADA improvements
- > Greenhouse upgrade and replacement of stand-alone greenhouse
- > Parking lot reconfiguration to accommodate an accessible stall

**SAFETY / SECURITY**

A secure vestibule entry is needed for the facility.

**EDUCATIONAL ADEQUACY**

- > The facility is too small for the programs that are currently housed there (number, size, and type of classrooms and support spaces)
- > Expand / improve science lab to support high school science
- > Renovate art room
- > A second large greenhouse is needed (in progress)

**RECENT UPGRADES**

**2021:** Roof replacement (\$75,000)



MIHS Stadium Site (North Mercer Campus)

## MIHS STADIUM & FIELDS

CONSTRUCTION DATE

**Unknown (Original Construction)**

**1978 (Addition)**

**2001, 2009, 2017 (Field)**

**2001, 2010, 2017 (Track)**

**1979, 2018 (Lighting)**

BUILDING AREA

**N/A**

SITE AREA

**Part of North Mercer Campus**

PERMANENT CAPACITY

**N/A**

AREA PER STUDENT

**N/A**

2022 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 / UPCOMING 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**

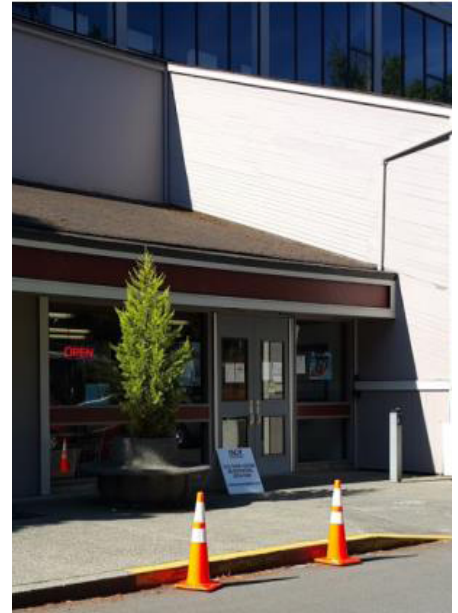
Not applicable.

**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)



Mary Wayte Pool Exterior



Mary Wayte Pool Entry

## MARY WAYTE POOL

CONSTRUCTION DATE

**1973 (Original Construction)**

BUILDING AREA

**16,263 gross square feet**

SITE AREA

**1.64 acres**

PERMANENT CAPACITY

**N/A**

AREA PER STUDENT

**N/A**

2022 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-gelcoat fiberglass of the pool tank, pipe lining of

the supply and return water lines under the pool, electrical switchgear and panel replacement, and roofing. The District secured a grant from the Department of Commerce in 2019 for approximately \$400,000. These funds were matched with an additional \$1,500,000 from the District to replace the majority of the HVAC equipment.

### 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.

Clean Buildings Act compliance will be required for this facility, but the date of compliance has not yet been determined for buildings less than 20,000 square feet.

#### Exterior / Roof

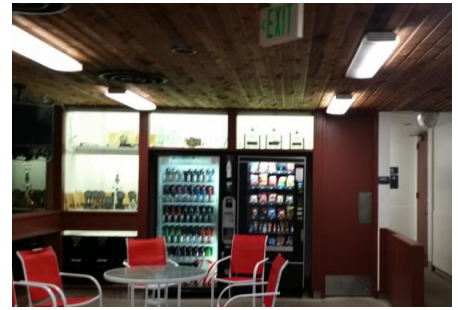
The building exterior is in excellent condition. The roof was replaced in 2019.

#### Interior

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



Mary Wayte Pool Interior



Mary Wayte Pool Interior



**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 excellent condition. There is no fire protection system. There is inadequate ventilation throughout the building.

The plumbing system is generally in poor condition. There is extensive corrosion throughout, and plumbing fixtures are dated and showing signs of wear. Toilets and urinals are not low-flow style. The pool supply and drainage system was recently relined and appears to be functioning well.

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 / UPCOMING MAINTENANCE**

Refer to the Mary Wayte Pool Assessment Report (Schemata Workshop, 2023) for facility improvement needs, other than interior finishes.

Needed improvements for Mary Wayte Pool are anticipated to be addressed with a future Capital Aquatics grant and not as part of the Long-Range Facilities Plan.

**SAFETY / SECURITY**

No deficiencies noted.

**EDUCATIONAL ADEQUACY**

Not applicable.

**RECENT UPGRADES**

- > **2020-21:** Boiler, HVAC, hot water tank, circulation pump, and controls replacement (\$1,900,000)
- > **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)



Administration Building Site



Administration Building Entry

## ADMINISTRATION BUILDING

CONSTRUCTION DATE

**1966 (Original Construction)**

**1987 (Tenant Improvement)**

BUILDING AREA

**16,100 gross square feet**

SITE AREA

**Part of North Mercer Campus**

PERMANENT CAPACITY

**N/A**

AREA PER STUDENT

**N/A**

2022 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.

### BUILDING ASSESSMENT SUMMARY

#### Structural & Code Compliance

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

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

Clean Buildings Act compliance will be required for this facility, but the date of compliance has not yet been determined for buildings less than 20,000 square feet.

#### Exterior / Roof

The building exterior is in overall good to fair condition.

#### Interior

Walls and floor are worn. 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 corridor does not appear to meet current standards. The upper floor only has one direct access to the outside. Secondary egress out of the board room terminates into a planter.



Administration Building Exterior

**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 / UPCOMING MAINTENANCE**

Deferred or upcoming maintenance items of significance include:

- > Roof replacement
- > Wood repairs
- > Exterior and interior paint
- > Flooring replacement throughout
- > Toilet partition replacement and restroom reconfiguration
- > Furniture replacement
- > Hot water tank replacement

- > Air handler replacement
- > Controls upgrade
- > Life safety improvements
- > ADA interior improvements (elevator and ramp)
- > ADA exterior improvements (front ramp)
- > Parking lot reconfiguration
- > Drainage improvements

**SAFETY / SECURITY**

No deficiencies noted.

**EDUCATIONAL ADEQUACY**

Not applicable.

**RECENT UPGRADES**

- > **2022:** Side sewer replacement (\$125,000)
- > **2018:** Heat pump replacement (\$150,000)
- > **2012:** Generator replacement (total cost for this work is unknown)
- > **2010:** New data cabling installation (total cost for this work is unknown)



Maintenance Shop



Maintenance Shop

## DISTRICT SUPPORT FACILITIES

### MAINTENANCE SHOP

**1997 (Original Construction)**  
**4,778 gross square feet**

### MAINTENANCE OPERATION & TRANSPORTATION BUILDING (MOT)

**2009 (Original Construction)**  
**2,532 gross square feet**

The District has additional support facilities, including the Maintenance Shop, the MOT (Maintenance/Operations/Transportation) Building, District storage, and the bus lot. Facility assessments were not completed for these facilities.

Clean Buildings Act compliance will be required for these facilities, but the date of compliance has not yet been determined for buildings less than 20,000 square feet.

### 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.

The bus 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.

Four electric charging stations were added in 2022. Additional charging locations will likely be needed in the future and will require additional power be brought to the bus lot to accommodate this. Distribution throughout the lot will also be necessary.

Since the late 1990s, the District has repeatedly explored the possibility of



Boys & Girls Club PEAK Exterior



Boys & Girls Club PEAK Interior

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, the District 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 surplus 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**

- > 2022: 4 electric bus charging stations added (\$30,000)
- > 2021: Roof replacement for Maintenance Shop (\$75,000)
- > 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)

**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.

Mercer Island School District 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.