

FACILITIES COMMITTEE MEETING #4 / 06.12.24

NKSD FACILITY COMMITTEE MEETING #4 / AGENDA



AGENDA

WOLFLE SITE TOUR

UPDATES FROM FAC MTG #3

GORDON ELEMENTARY SCHOOL

OVERVIEW

MAJOR DEFICIENCIES & SOLUTIONS

VINLAND ELEMENTARY SCHOOL

OVERVIEW

MAJOR DEFICIENCIES & SOLUTIONS

POULSBO MIDDLE SCHOOL

OVERVIEW

MAJOR DEFICIENCIES & SOLUTIONS

KINGSTON MIDDLE SCHOOL

OVERVIEW

MAJOR DEFICIENCIES & SOLUTIONS

NEXT STEPS

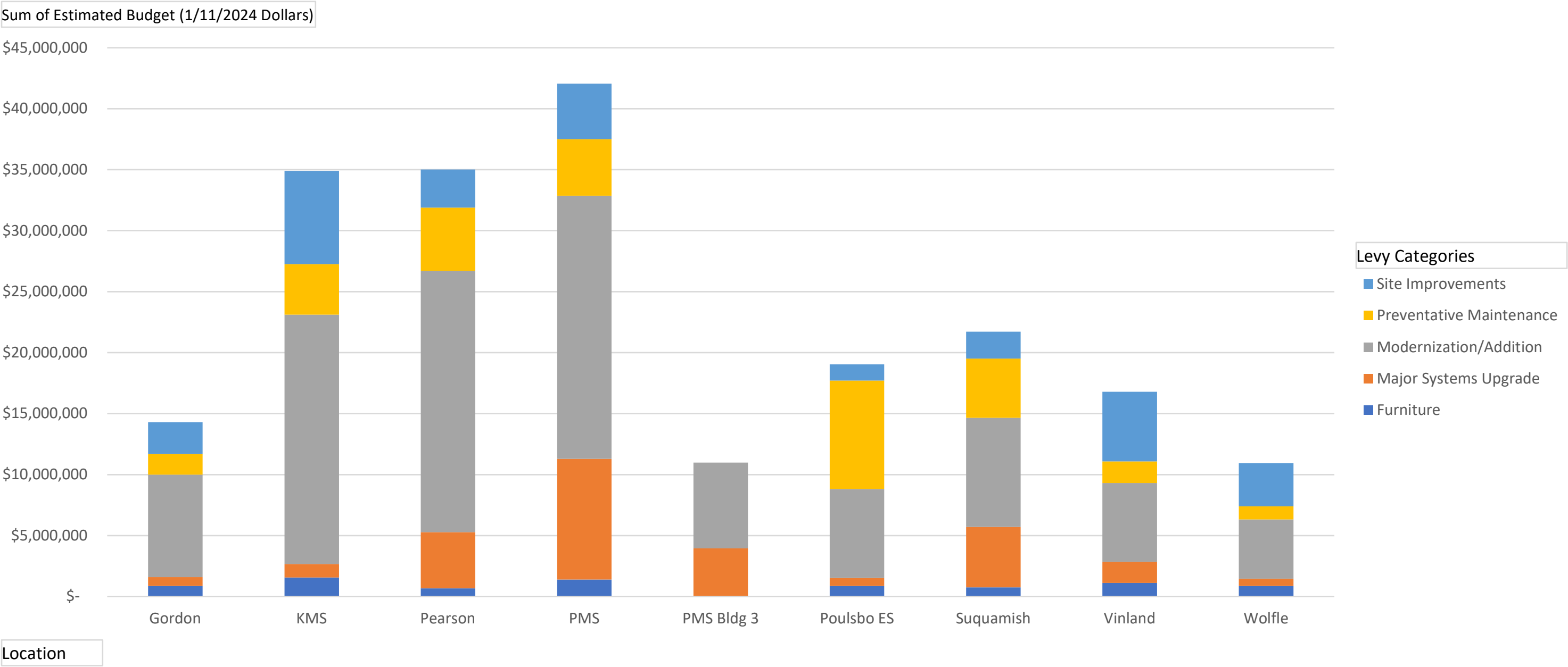
FAC MEETING #3 UPDATES /

NKSD FACILITY COMMITTEE MEETING #4 / LEVY / BOND PLANNING



ELEMENTARY SCHOOL DATA /

NKSD FACILITY COMMITTEE MEETING #4 / SCHOOL COMPARISON



NKSD FACILITY COMMITTEE MEETING #4 / GORDON ELEMENTARY SCHOOL

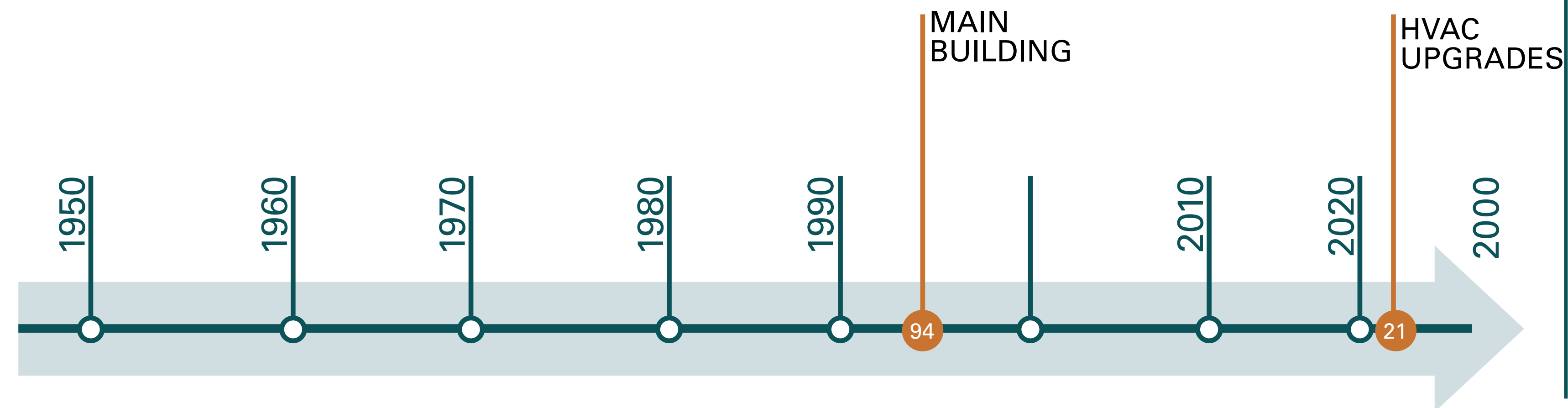


site info

ADDRESS
26331 BARBER CUT OFF RD NE,
KINGSTON, WA 98346

SITE AREA
12 ACRES

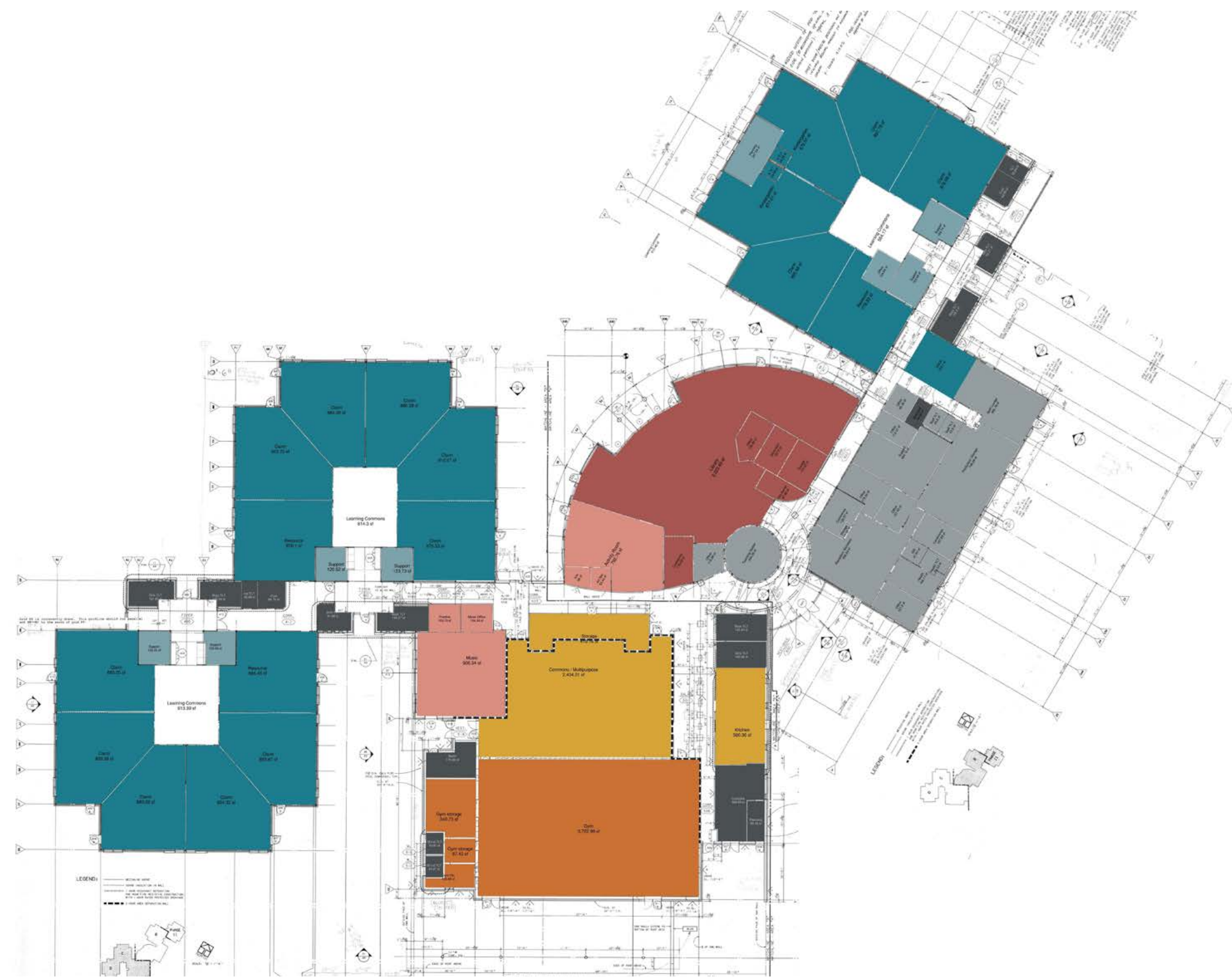
construction milestones



scores

 **73.84 (rating)**
FCA (Facility Condition Assessment)

69.0 (rating)
T&L (Teaching & Learning Assessment)

**statistics**

48,303
Square Feet
total area

8 Portables

121
SF/Student

32,121
Exterior Skin
total area

21
Permanent
Classrooms

396
K-5 Students

58,673
Roof
total area

3,666
Glazing/Door
total area

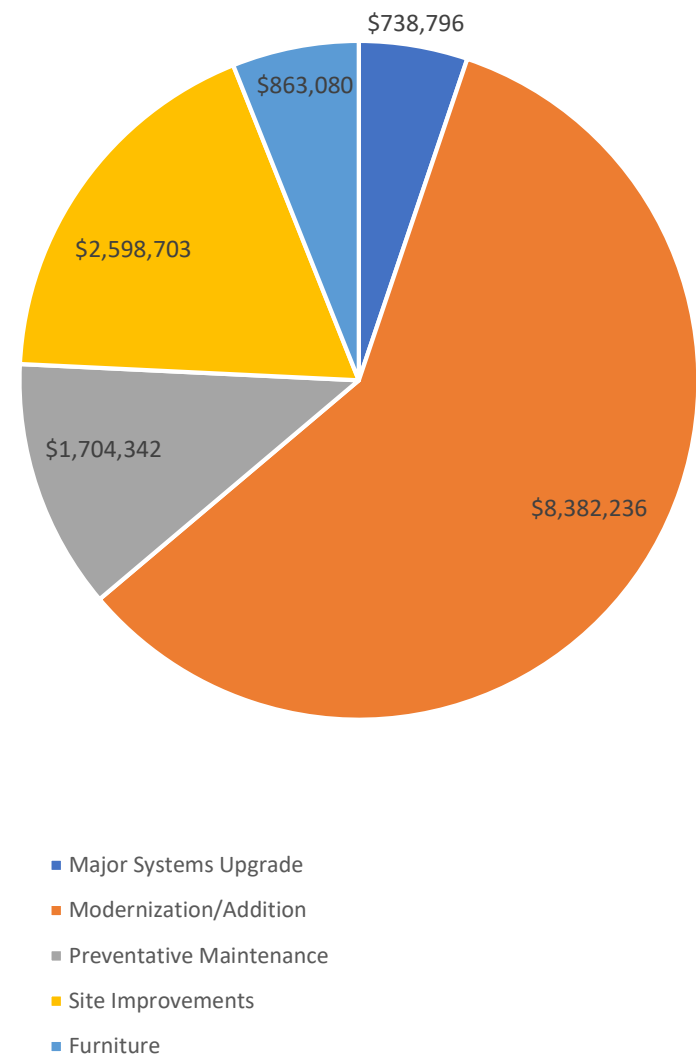
potential scope

- + CLASSROOM ADDITION
- + REPLACE ROOF
- + SEISMIC UPGRADES TO TIE ROOF TO MASONRY WALLS
- + NEW PLAYGROUND
- + REPLACE COVERED PLAY STRUCTURE
- + INTERIOR REFRESH - PAINT, CARPET, CEILINGS
- + NEW DROP-OFF / PICK-UP STRIPING
- + ACCESSIBLE PATH FROM ROW TO BLDG

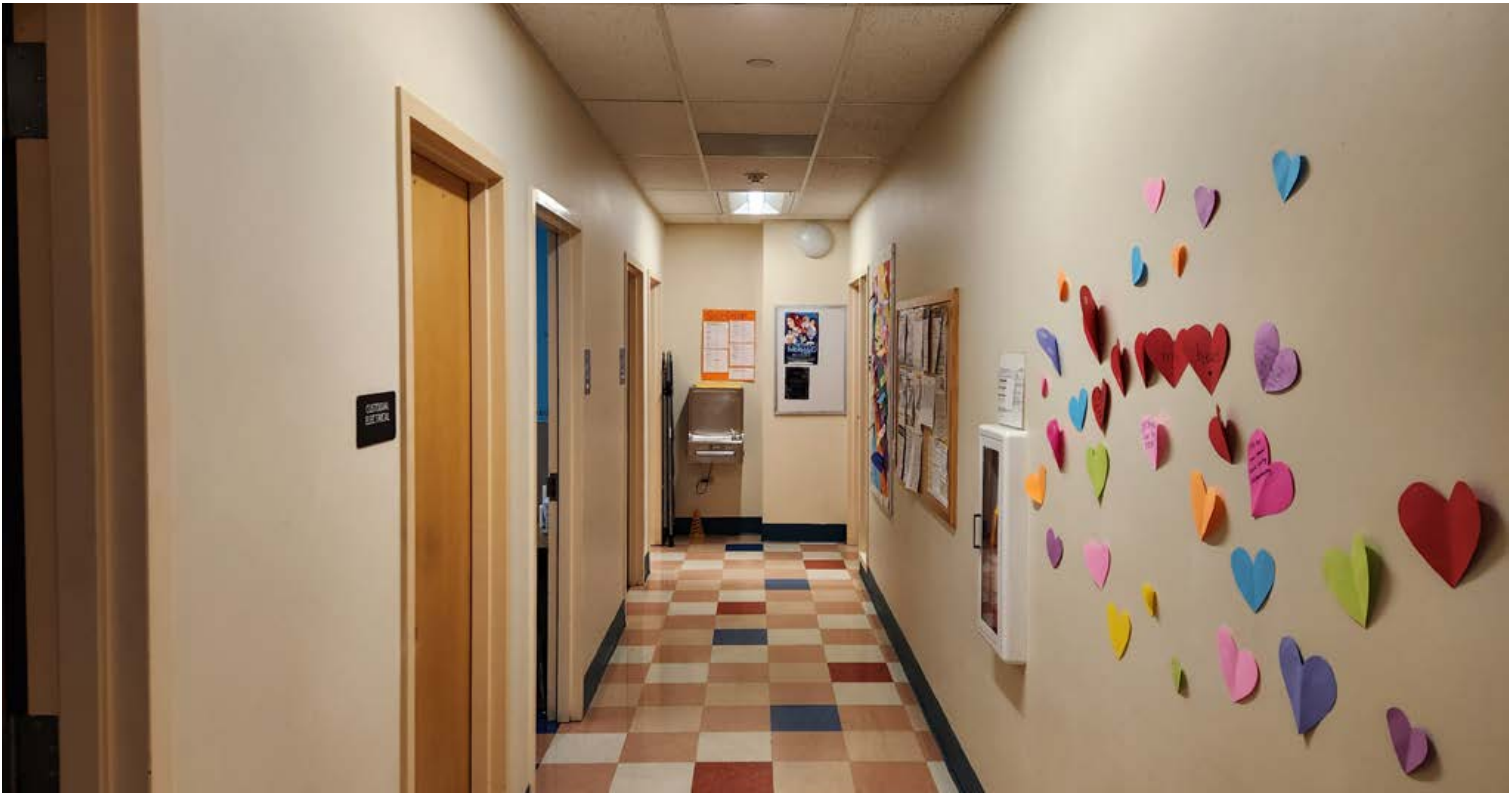


NKSD FACILITY COMMITTEE MEETING #4 / GORDON ELEMENTARY SCHOOL

Major Systems Upgrade	\$	738,796
New bell and paging system	\$	289,333
Bell & Paging	\$	289,333
Add mini-split cooling for MDF room	\$	30,349
Add buffer tanks and control sequences revision for central air-to-water heat pump system.	\$	129,782
Modernization/Addition	\$	8,382,236
Refresh bathroom finishes	\$	381,340
Create secure entry vestibule	\$	516,134
Replace classroom carpets	\$	358,499
Improve anchorage of the roof to the masonry bearing walls	\$	269,548
Refresh interior paint and hallway wall covering	\$	125,969
Replace classroom ceilings	\$	339,630
Replace exterior windows and doors to be more energy efficient	\$	554,909
Classroom Pod addition	\$	5,836,208
Preventative Maintenance	\$	1,704,342
Replace Roof	\$	1,364,791
Add panic hardware to the doors in the electrical room	\$	1,997
Replace FA system	\$	337,555
Site Improvements	\$	2,598,703
New playground	\$	424,750
Accessible path from ROW to Bldg	\$	299,498
Pave the fire lane	\$	527,116
ADA paths throughout the site	\$	34,941
Striping and signage to help buses share site ingress and egress	\$	19,967
Grind and overlay asphalt in parking lot	\$	201,262
Lower catchbasins to improve drainage	\$	39,933
New covered play area	\$	1,051,236
Furniture	\$	863,080
Replace all furniture	\$	863,080
Grand Total	\$	14,287,157



NKSD FACILITY COMMITTEE MEETING #4 / VINLAND ELEMENTARY SCHOOL



site info

ADDRESS

22104 RHODODENDRON LN NW,
POULSBO, WA 98370

SITE AREA

12 ACRES

construction milestones

1950

1960

1970

1980

1990

94

2000

2010

2020

MAIN BUILDING

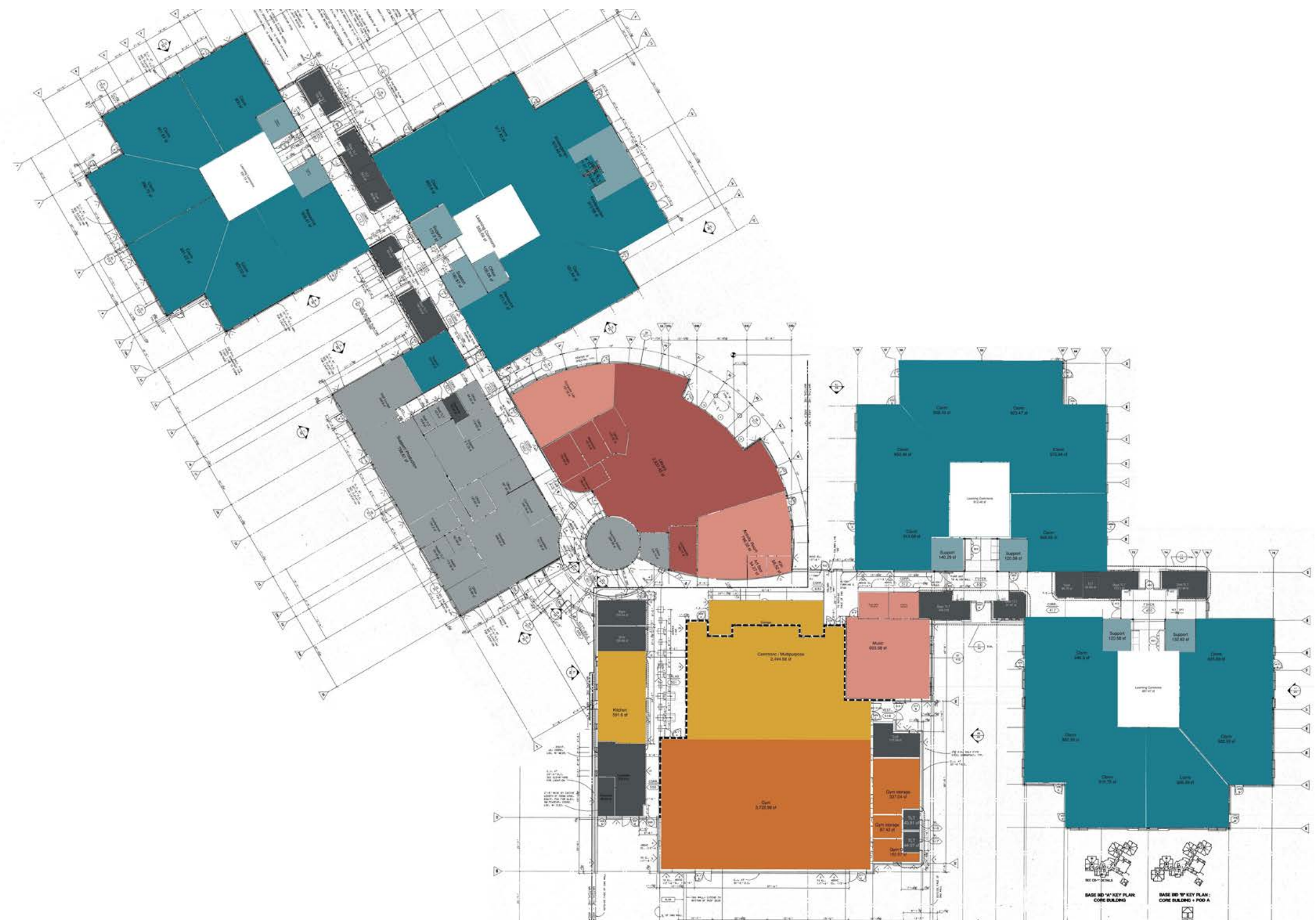
scores

72.7 (rating)

FCA (Facility Condition Assessment)

71.8 (rating)

T&L (Teaching & Learning Assessment)



statistics

55,572

Square Feet

total area

6

Portables

106

SF/Student

34,991

Exterior Skin

total area

27

Permanent Classrooms

521

K-5 Students

67,093

Roof

total area

3,810

Glazing/Door

total area

potential scope

+ CLASSROOM ADDITION TO GET OUT OF PORTABLES

+ IMPROVED DROP-OFF AND PICK-UP LOOP

+ FIRE ALARM REPLACEMENT

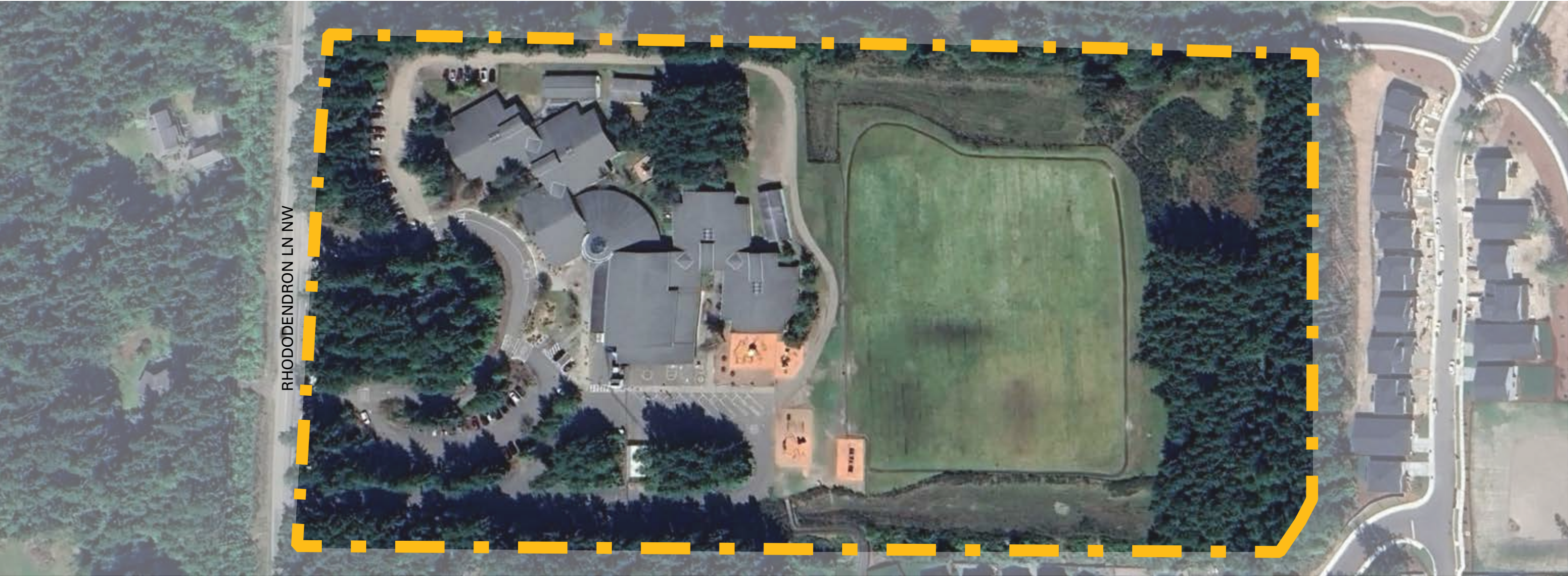
+ REPLACE COVERED PLAY STRUCTURE

+ INTERIOR REFRESH - PAINT, CARPET, CEILINGS

+ INSTALL FENCING TO SECURE PLAY AREAS, FIELDS, COURTYARDS

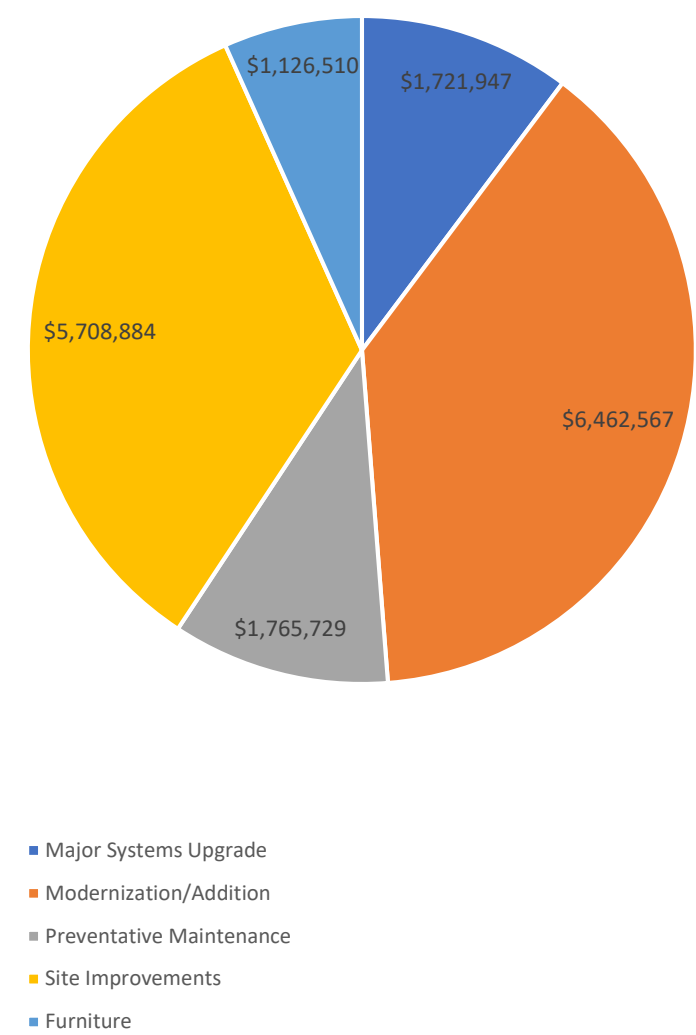
+ NEW PLAYGROUND

+ ADA PATH TO FIELDS



NKSD FACILITY COMMITTEE MEETING #4 / VINLAND ELEMENTARY SCHOOL

Major Systems Upgrade	\$	1,721,947
Fire alarm replacement	\$	388,352
Bell & Paging	\$	332,874
Add mini-split cooling for MDF room	\$	30,349
Speaker system in classrooms	\$	970,372
Modernization/Addition	\$	6,462,567
Refresh bathroom finishes	\$	381,340
Create secure entry vestibule	\$	516,134
Replace classroom carpets	\$	460,927
Improve anchorage of the roof to the masonry bearing walls	\$	276,286
Refresh interior paint and hallway wall covering	\$	141,243
Replace classroom ceilings	\$	436,667
Replace exterior windows and doors to be more energy efficient	\$	663,986
(2) Classroom addition w/ support space, and SPED space	\$	2,885,159
Improved Gym A/V and Teaching wall/LED Screen	\$	149,749
Replace Gym Opeable Partition	\$	349,414
Library finish upgrades and operble wall infill	\$	113,809
Gym acoustics	\$	87,853
Preventative Maintenance	\$	1,765,729
Replace Roof	\$	1,560,648
New gym/commons flooring	\$	205,081
Site Improvements	\$	5,708,884
New playground	\$	424,750
Create a designated bus loop at the front of the school	\$	3,793,635
Widen the parent drop off drive aisle by 12 feet	\$	79,866
ADA path between building and fields	\$	59,900
Pave gravel areas and address storm drainage	\$	199,665
Improve drainage around the portable buildings	\$	59,900
Install chain link fence gates to secure play areas, fields, and the courtyard.	\$	39,933
New covered play area	\$	1,051,236
Furniture	\$	1,126,510
Replace all furniture	\$	1,126,510
Grand Total	\$	16,785,637



MIDDLE SCHOOL DATA /

NKSD FACILITY COMMITTEE MEETING #4 / POULSBO MIDDLE SCHOOL



site info

ADDRESS
2003 NE HOSTMARK ST,
POULSBO, WA 98370

SITE AREA
36.60 ACRES
[CO-LOCATED WITH ELEMENTARY
SCHOOL SITE]

construction milestones

BUILDING 1 - CLASSROOMS &
BUILDING 2 - GYM/ CAFETERIA

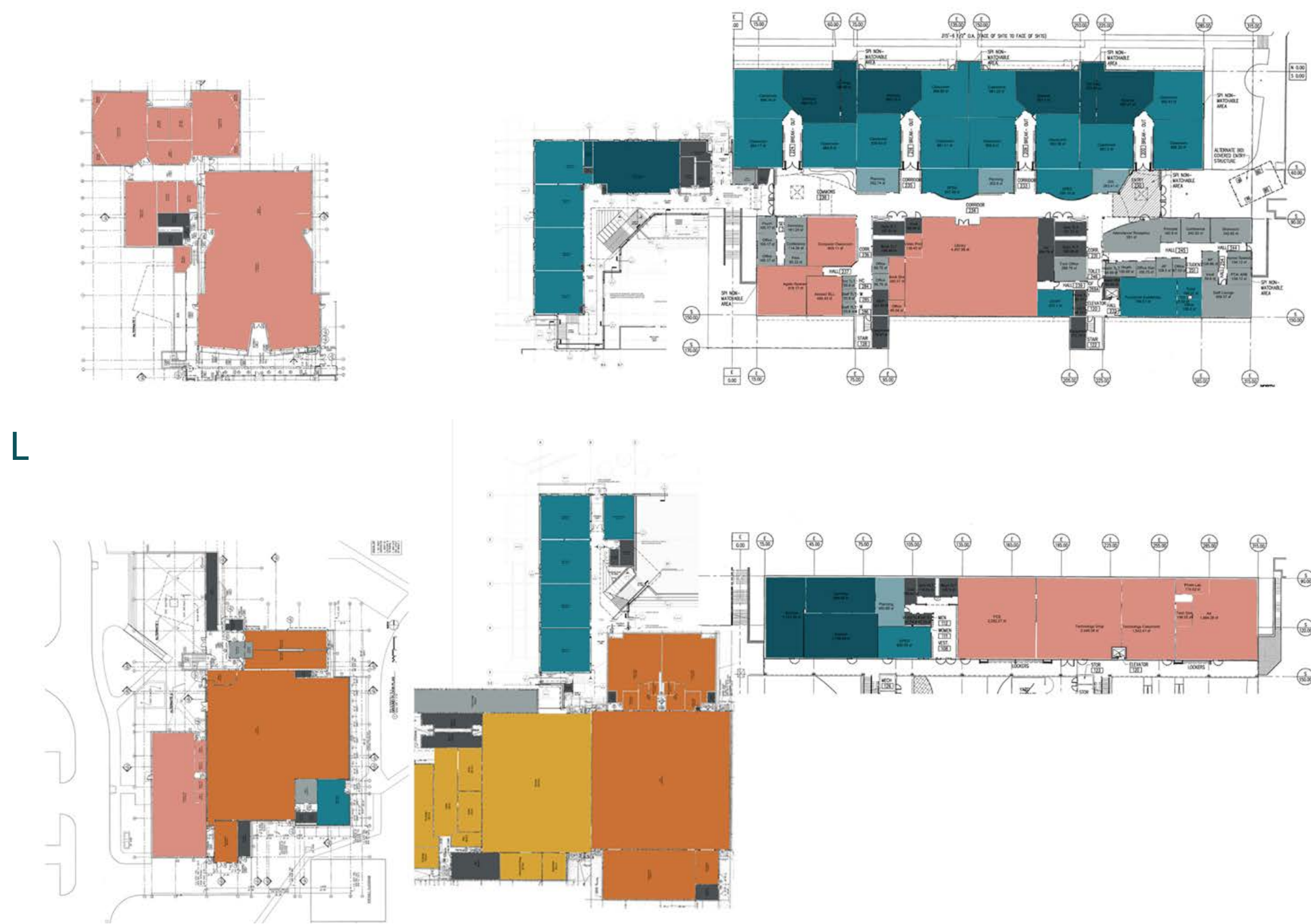
BUILDING 3 -
MODERNIZATION

2-STORY
ADDITION

scores

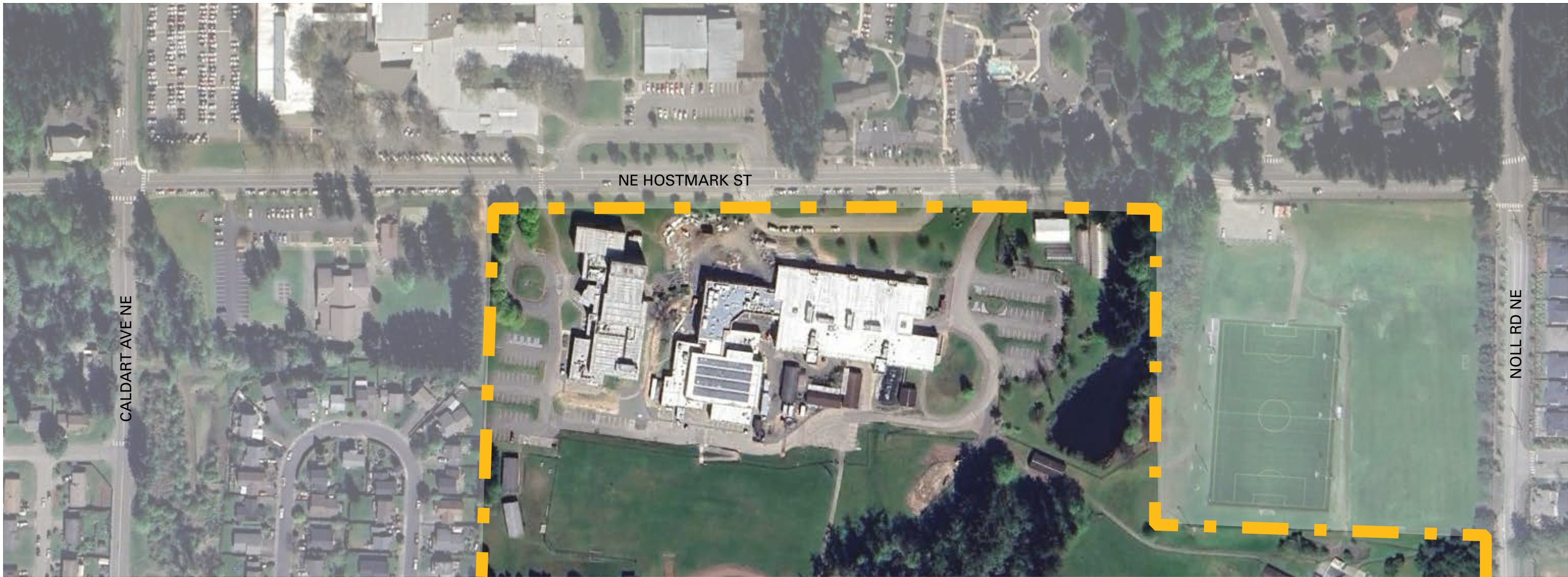
73.5 (rating)
FCA (Facility Condition Assessment)

69.0 (rating)
T&L (Teaching & Learning Assessment)



L

LEVEL 1



statistics*

*includes addition

136,326
Square Feet
total area

0
Portables

198
SF/Student

90,698
Exterior Skin
total area

39
Permanent
Classrooms

688
6-8 Students

111,371
Roof
total area

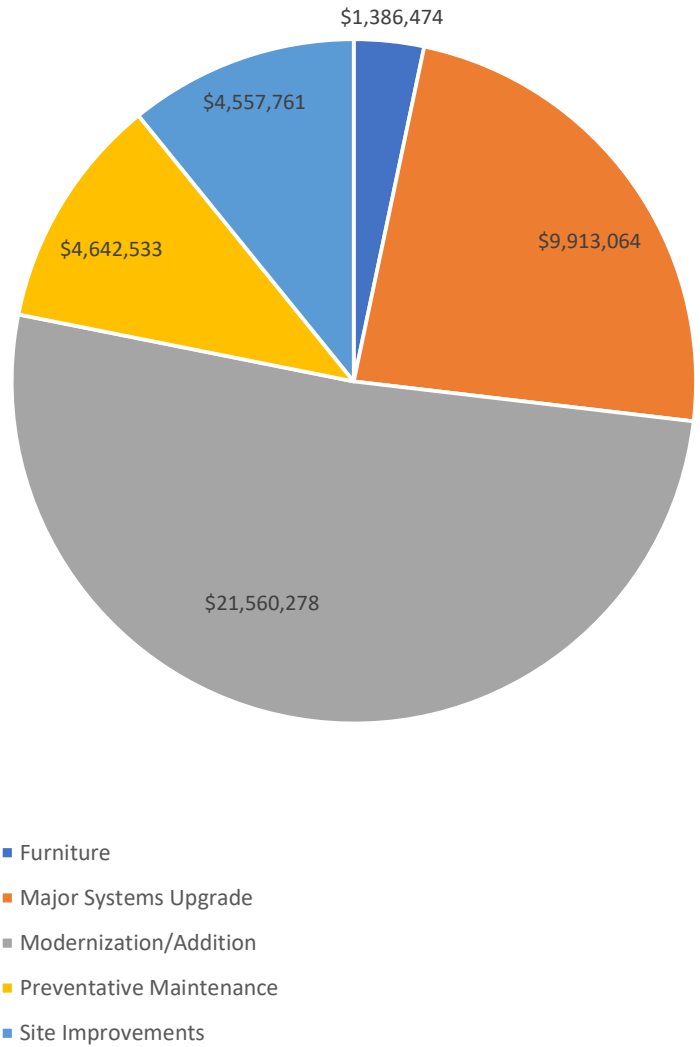
10,151
Glazing/Door
total area

potential scope

- + GYM ADDITION
- + CINDERTRACK REHAB
- + NEW FIRE ALARM
- + SCIENCE ROOM ACOUSTICS
- + EXTERIOR PAINTING TO MATCH NEW ADDITION
- + AUDITORIUM IMPROVEMENTS
- + CTE MODERNIZATION

NKSD FACILITY COMMITTEE MEETING #4 / POULSBO MIDDLE SCHOOL

Furniture	\$	1,386,474
Replace all furniture	\$	1,386,474
Major Systems Upgrade	\$	9,913,064
New HVAC system equipment in bldg 1	\$	6,255,906
New HVAC system equipment in bldg 2	\$	2,569,792
Add heat recovery to Bldg 1	\$	737,725
Increase capacity of dedicated AC for MDF room	\$	26,555
Add make-up air at elec rooms	\$	28,003
Add dedicated AC for elevator machine room	\$	11,760
Replace hot water heaters and circulation pumps bldg 1 &2	\$	161,527
Replace dust collector for tech shop	\$	69,883
Add the site dry-well pump onto the BAS system	\$	51,913
Modernization/Addition	\$	21,560,278
New Elevator - 2002	\$	579,029
PMS - Science room accoustics	\$	84,279
Upgrade or Remove Rooftop PV Array	\$	484,188
Replace classroom carpets	\$	341,427
Replace classroom ceilings	\$	323,457
New gym addition	\$	14,475,713
Renovate Culinary Arts Lab	\$	660,417
Bldg 1: improve lateral system	\$	1,205,784
Bldg 2: Improve roof anchorage and lateral system	\$	132,977
New Secure Vestibule entry system	\$	914,466
Renovate Shop & Art CTE spaces	\$	2,358,543
Preventative Maintenance	\$	4,642,533
Exterior Painting & masonry cleaning	\$	451,607
New gym flooring (includes commons)	\$	396,556
Reclad exterior of building 1	\$	2,453,388
Reclad exterior of building 2	\$	1,340,982

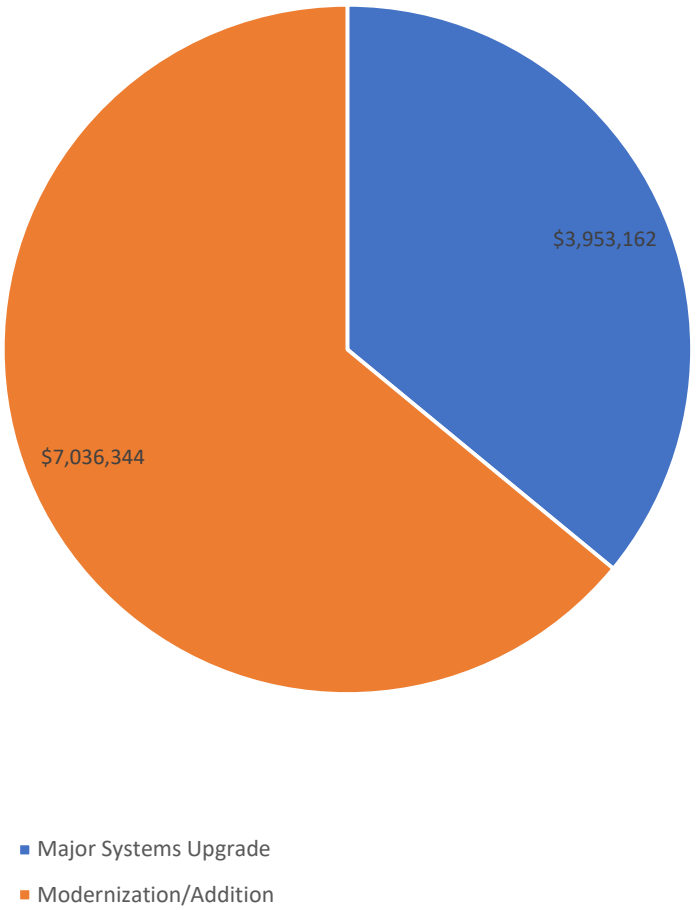


NKSD FACILITY COMMITTEE MEETING #4 / POULSBO MIDDLE SCHOOL

Site Improvements	\$	4,557,761
Cinder track rehab	\$	1,207,973
Asphalt repairs - grind and overlay	\$	903,891
Replace damaged sidewalks and curbs	\$	199,665
Grind and overlay asphalt & storm improvements	\$	499,163
Add 30 parking stalls	\$	798,660
Reconfigure drop-off loop to increase queuing length	\$	59,900
Make path to fields accessible	\$	29,950
Make pavement at main entry accessible	\$	79,866
Improve accessibility across the site	\$	598,995
Pave and landscape gravel area	\$	79,866
Fence and gates to secure the site	\$	99,833
Grand Total	\$	42,060,110

NKSD FACILITY COMMITTEE MEETING #4 / POULSBO MIDDLE SCHOOL BLDG 3

Major Systems Upgrade	\$	3,953,162
Fire alarm replacement	\$	240,627
New HVAC system equipment in bldg 3	\$	3,712,535
Modernization/Addition	\$	7,036,344
New Elevator - 2006	\$	579,029
PMS - Auditorium Improvements - interior	\$	6,257,851
Bldg 3: Improve roof anchorage and lateral system	\$	199,465
Grand Total	\$	10,989,507



NKSD FACILITY COMMITTEE MEETING #4 / KINGSTON MIDDLE SCHOOL



site info

ADDRESS
9000 NE WEST KINGSTON RD,
KINGSTON, WA 98346

SITE AREA
12.50 ACRES

construction milestones

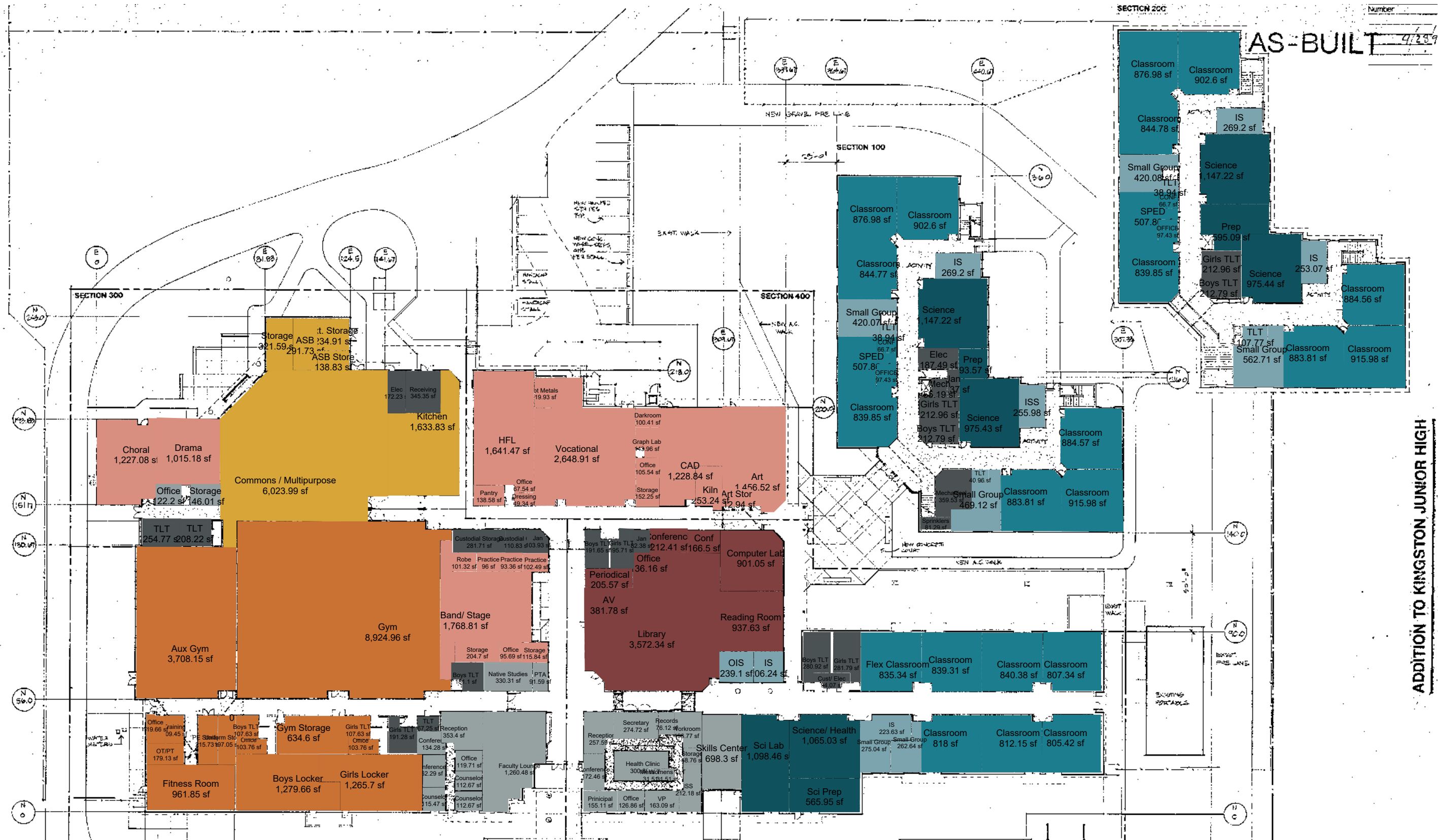
1950 1960 1970 1980 1990 1994 2000 2010 2020

MAIN BUILDING
2-STORY CLASSROOM BUILDING

scores

65.7 (rating)
FCA (Facility Condition Assessment)

57.9 (rating)
T&L (Teaching & Learning Assessment)



statistics

117,147
Square Feet
total area

2
Portables

250
SF/Student

55,410
Exterior Skin
total area

36
Permanent
Classrooms

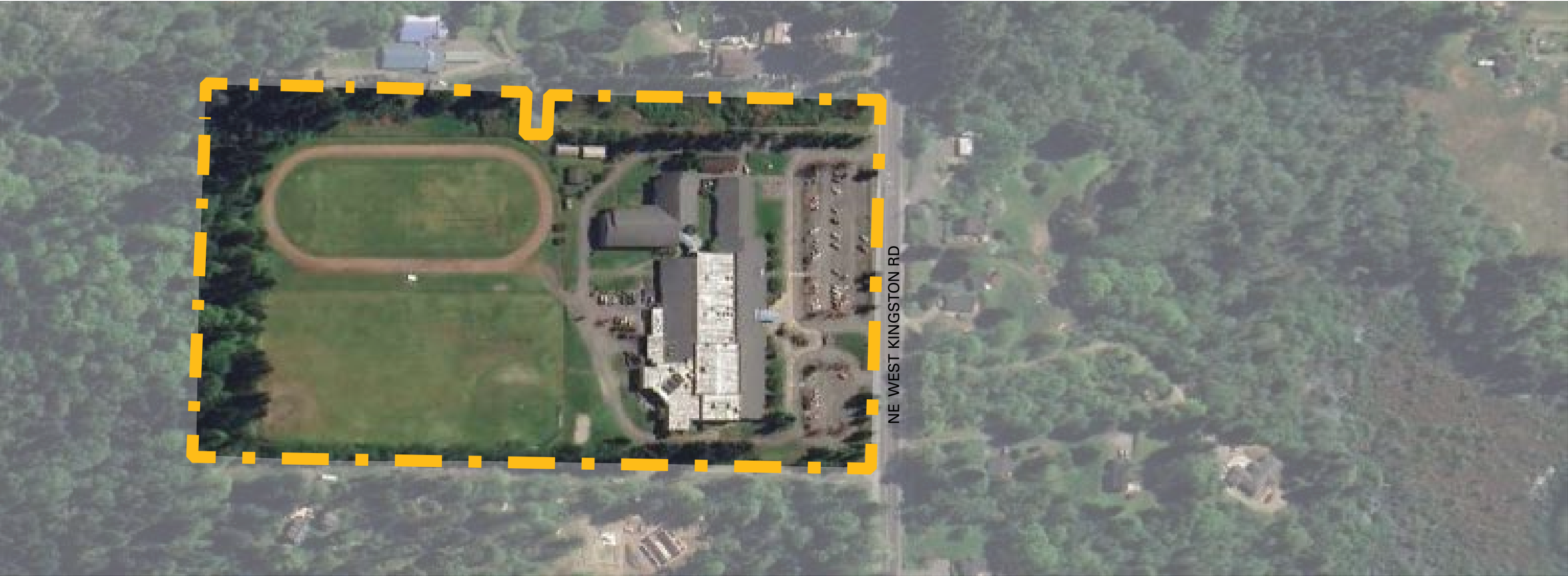
468
6-8 Students

108,229
Roof
total area

5,791
Glazing/Door
total area

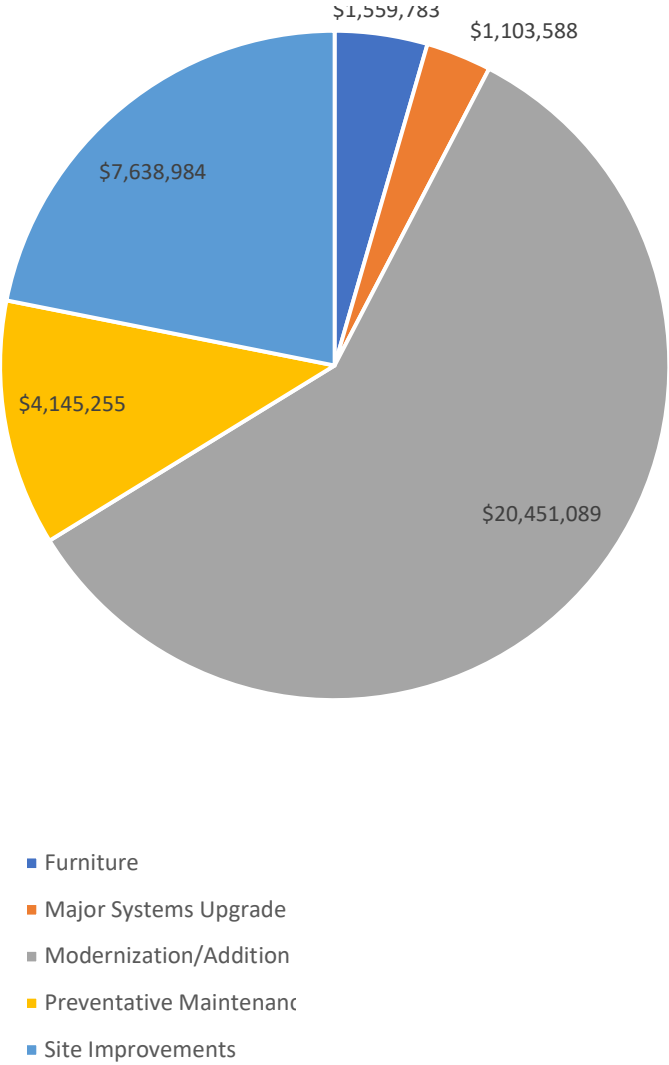
potential scope

- + SECURE ENTRY VESTIBULE
- + ENCLOSED CONNECTION BETWEEN BUILDINGS
- + CINDER TRACK REHAB
- + CTE MODERNIZATION
- + PICK-UP / DROP-OFF / PARKING IMPROVEMENTS
- + EXTERIOR BUILDING PAINTING



NKSD FACILITY COMMITTEE MEETING #4 / KINGSTON MIDDLE SCHOOL

Furniture	\$	1,559,783
Replace all furniture	\$	1,559,783
Major Systems Upgrade	\$	1,103,588
Replace aging water heaters, water heaters are at end of useful life (~30 years).	\$	173,486
Add dedicated split system AC cooling at MDF room.	\$	26,555
Create separate room for MDF from Electrical room and add cooling	\$	130,341
Replace bell and paging system	\$	703,322
Replace CTE dust collector and air compressor	\$	69,883
Modernization/Addition	\$	20,451,089
Entry Vestibule	\$	653,903
Replace HVAC system	\$	12,425,355
Replace classroom carpets	\$	597,498
Replace classroom ceilings	\$	566,050
Create interior conneciton between buildings	\$	1,425,608
Main Bldg: Improve roof anchorage and lateral system	\$	179,699
Classroom Bldg: Improve roof anchorage and lateral system	\$	110,515
Science Lab modernization	\$	1,796,985
CTE Lab modernization	\$	2,695,478
Preventative Maintenance	\$	4,145,255
Exterior Painting	\$	320,840
KMS - Mezzanine Repairs	\$	119,799
Add plumbing insulation on exposed piping.	\$	3,195
Blank off and insulate portion of un-used intake louver at 2-story building attic.	\$	24,758
Add panic hardware on electrical room door	\$	1,997
Replace joint sealants at all windows	\$	56,657
Replace roof membrane	\$	2,620,004
Refresh bathrooms	\$	998,006
Site Improvements	\$	7,638,984
Cinder track rehab	\$	1,207,973
Replace field with synthetic turf	\$	3,184,657
Field lighting	\$	898,493
Add lights and cameras along trail to KHS	\$	598,995
Replace exterior lights with LED	\$	281,329
Create parent drop off loop on north side of bldg	\$	399,330
Replace damanged sidewalks and curbs	\$	109,816
Grind and overlay asphalt & storm improvements	\$	898,493
Make curb ramps ADA compliant	\$	39,933
Install fence and gates to secure field	\$	19,967
Grand Total	\$	34,898,698



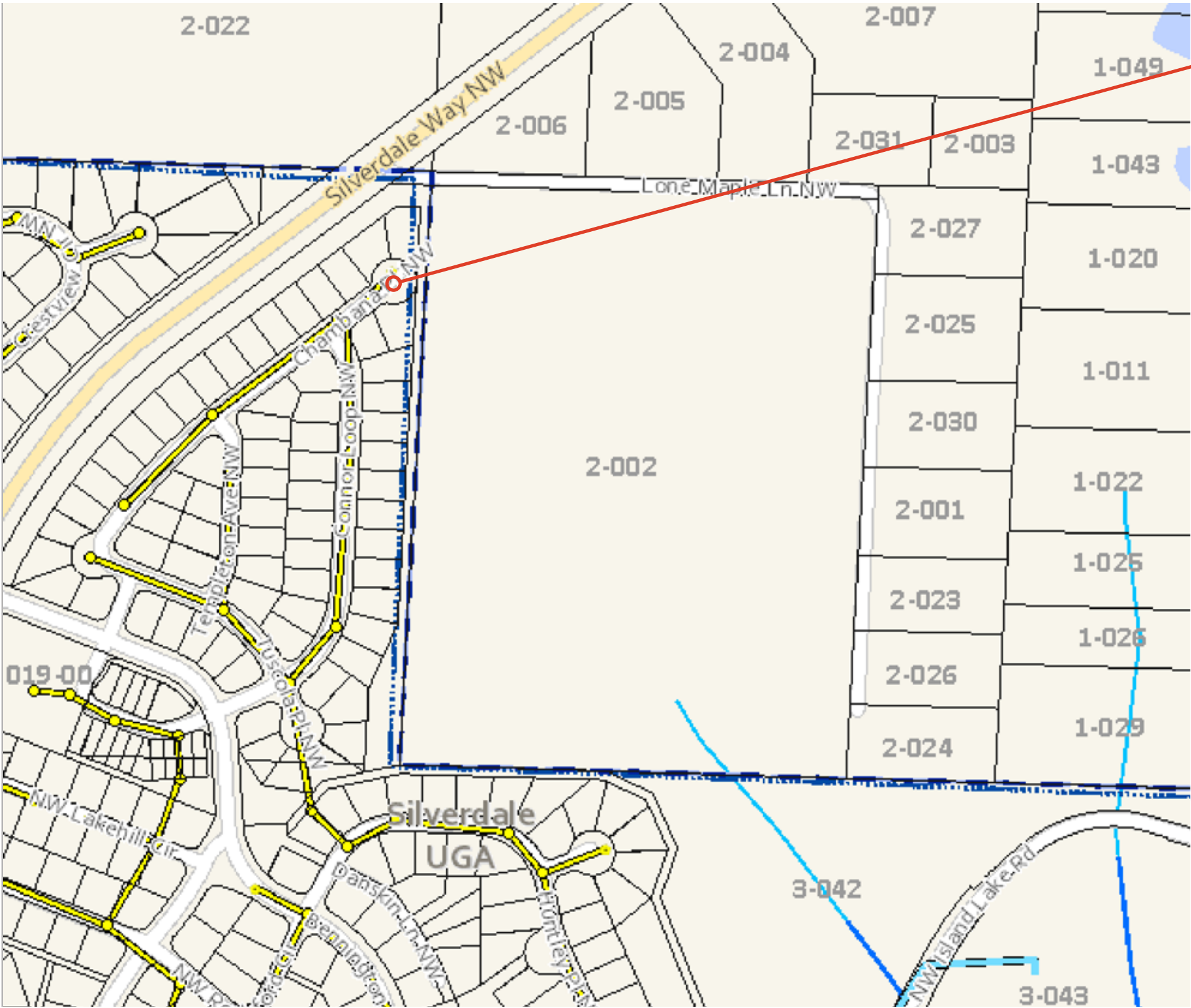
LONE MAPLE LANE NW SITE /

NKSD FACILITY COMMITTEE MEETING #4 / LONE MAPLE SITE - STORMWATER



LONE MAPLE LANE NW SITE
- STORMWATER CONNECTION @ SILVERDALE WAY NW
- KITSAP COUNTY DETENTION POND @ PARCEL 2-006

NKSD FACILITY COMMITTEE MEETING #4 / LONE MAPLE SITE - SEWER



LONE MAPLE LANE NW SITE
- CLOSEST SEWER CONNECTION
OPPORTUNITY @ CHAMBANA PLACE NW

NKSD FACILITY COMMITTEE MEETING #4 / LONE MAPLE SITE - ADJACENT PARCELS



THANK YOU.