

FACILITIES COMMITTEE MEETING #5 / 06.26.24

NKSD FACILITY COMMITTEE MEETING #5 / AGENDA



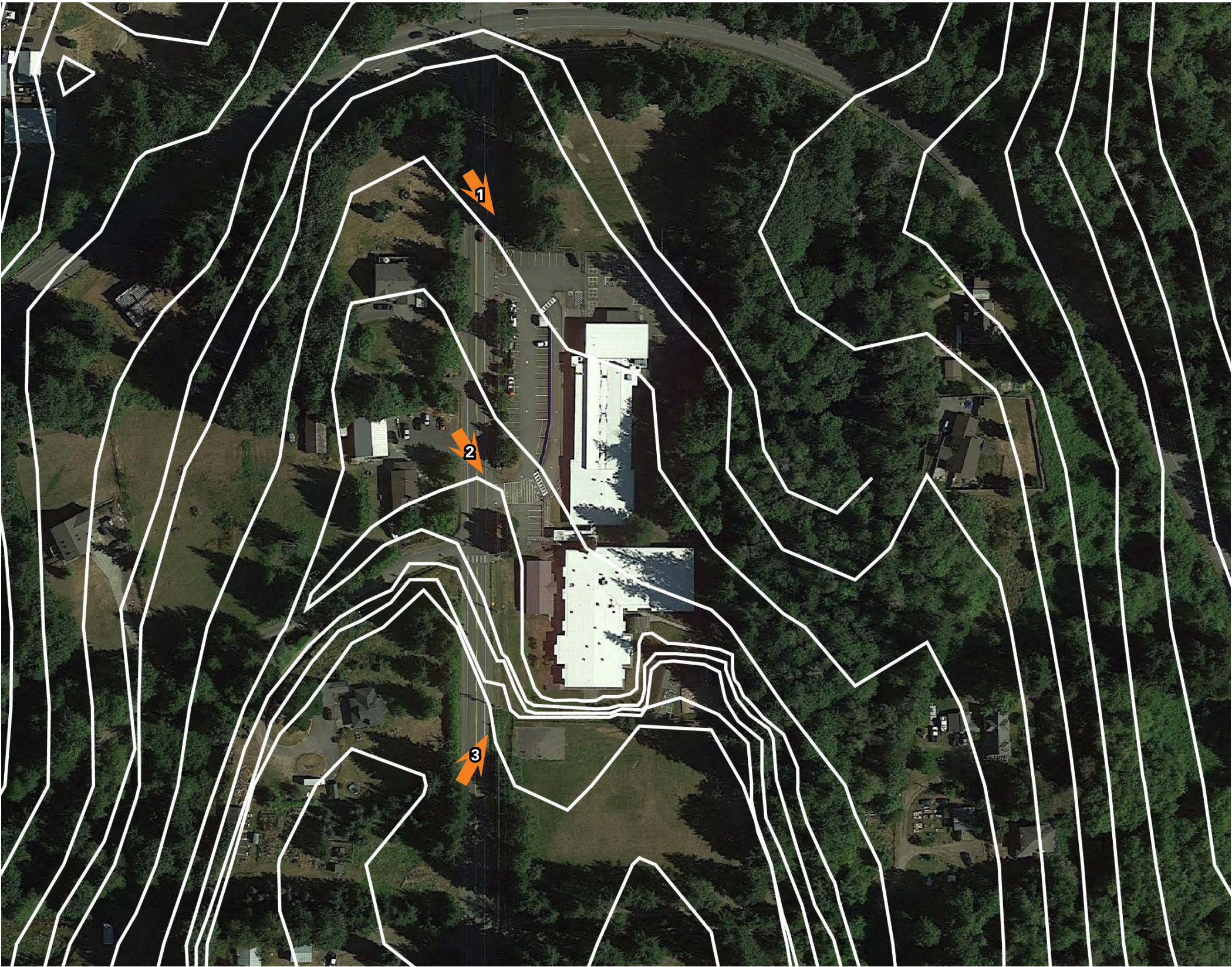
AGENDA

- KINGSTON MIDDLE SCHOOL TOUR
- UPDATES FROM FCM MTG #4
- COMMUNITY MEETING UPDATE
- PREVIOUS PLANNING OPTIONS RE-CAP
- NORTH KITSAP HIGH SCHOOL
 - OVERVIEW
 - MAJOR DEFICIENCIES & SOLUTIONS
- KINGSTON HIGH SCHOOL
 - OVERVIEW
 - MAJOR DEFICIENCIES & SOLUTIONS
- ADMINISTRATION BUILDING
 - OVERVIEW
 - MAJOR DEFICIENCIES & SOLUTIONS
- TRANSPORTATION BUILDING
 - OVERVIEW
 - MAJOR DEFICIENCIES & SOLUTIONS
- FACILITIES AND MAINTENANCE
 - OVERVIEW
 - MAJOR DEFICIENCIES & SOLUTIONS
- NEXT STEPS

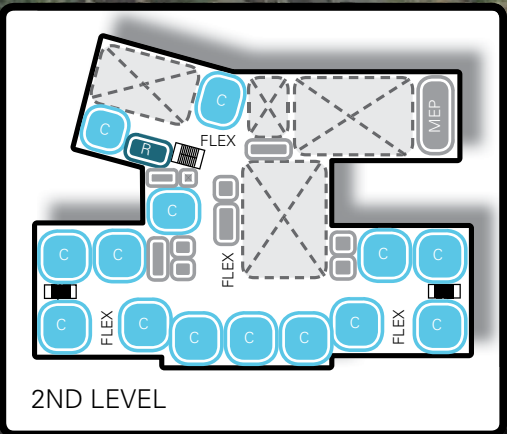
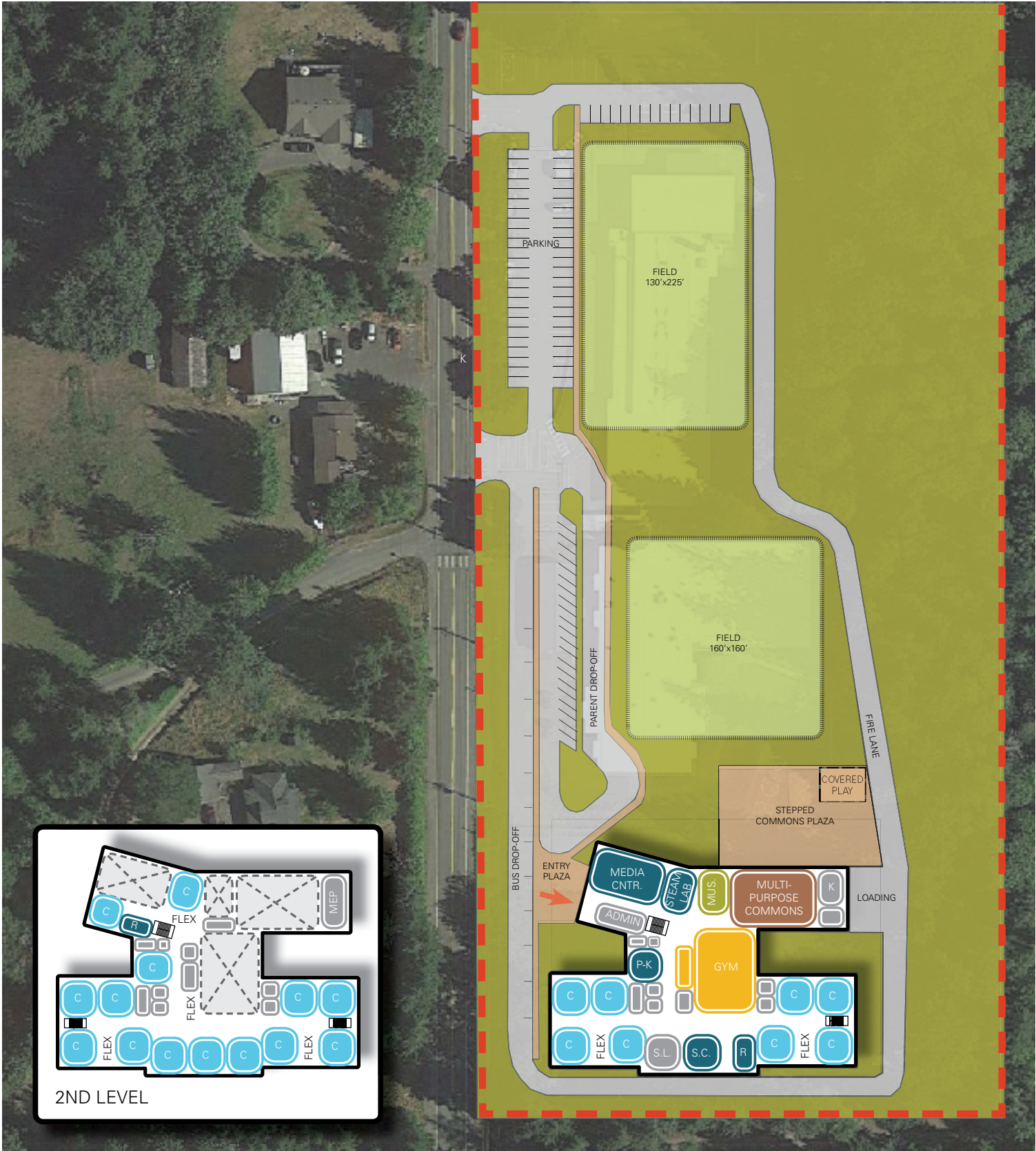
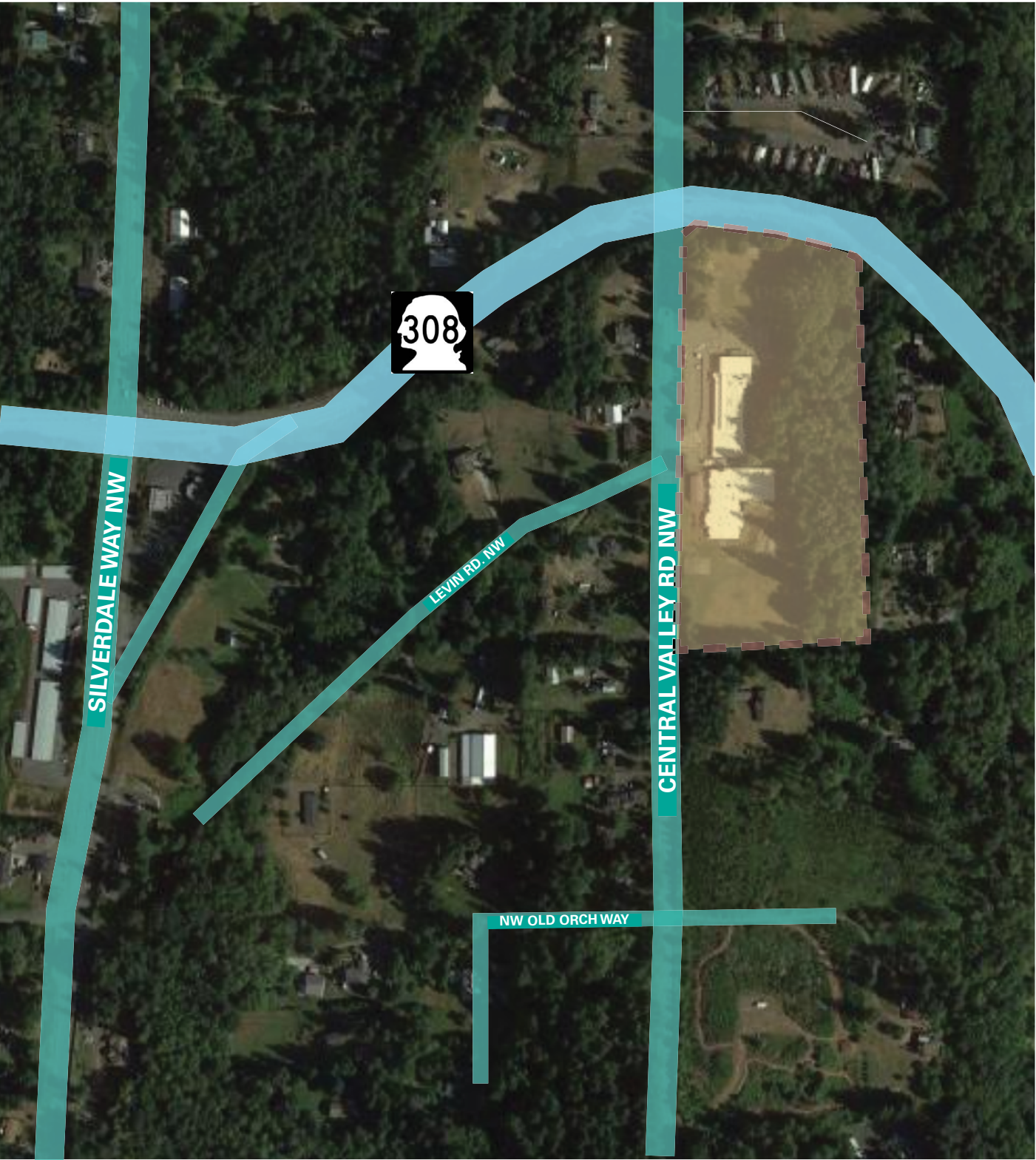
PREVIOUS PLANNING STUDIES /

The following pages contain previous studies (2022&2023) that were developed to gain an understanding of site constraints and opportunities at various sites around the District. Some studies were used to develop rough order of magnitude project costs. These are not intended to be final designed schemes; but were only used as planning diagrams and visuals to outline different options.

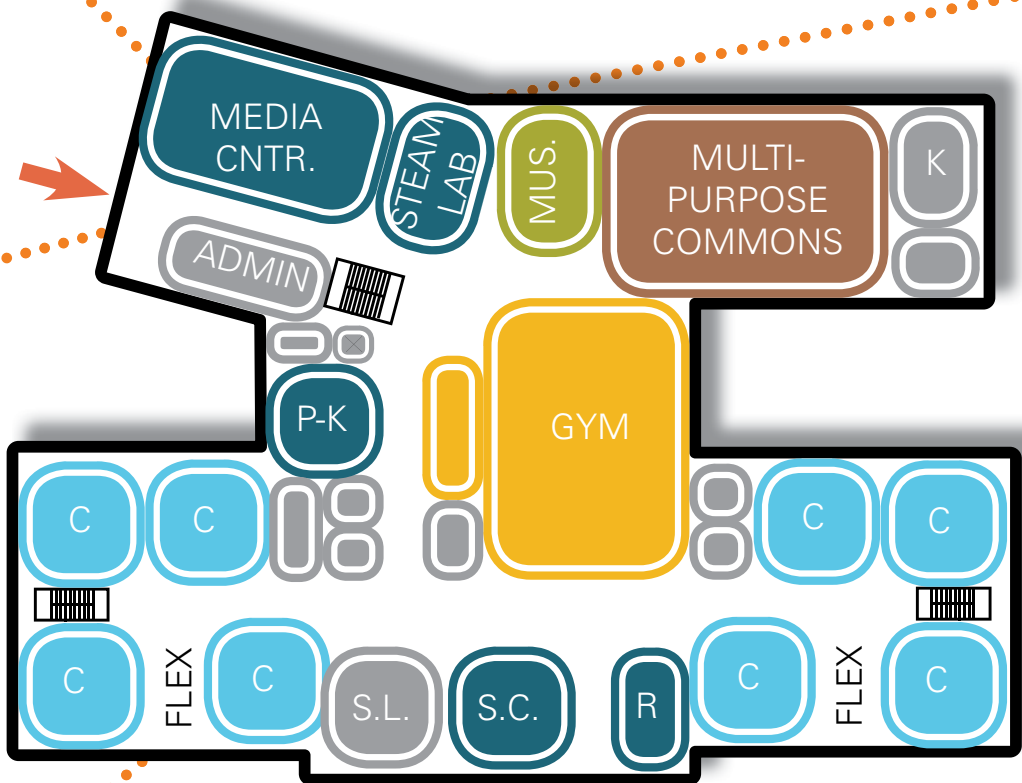
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - EXISTING SITE



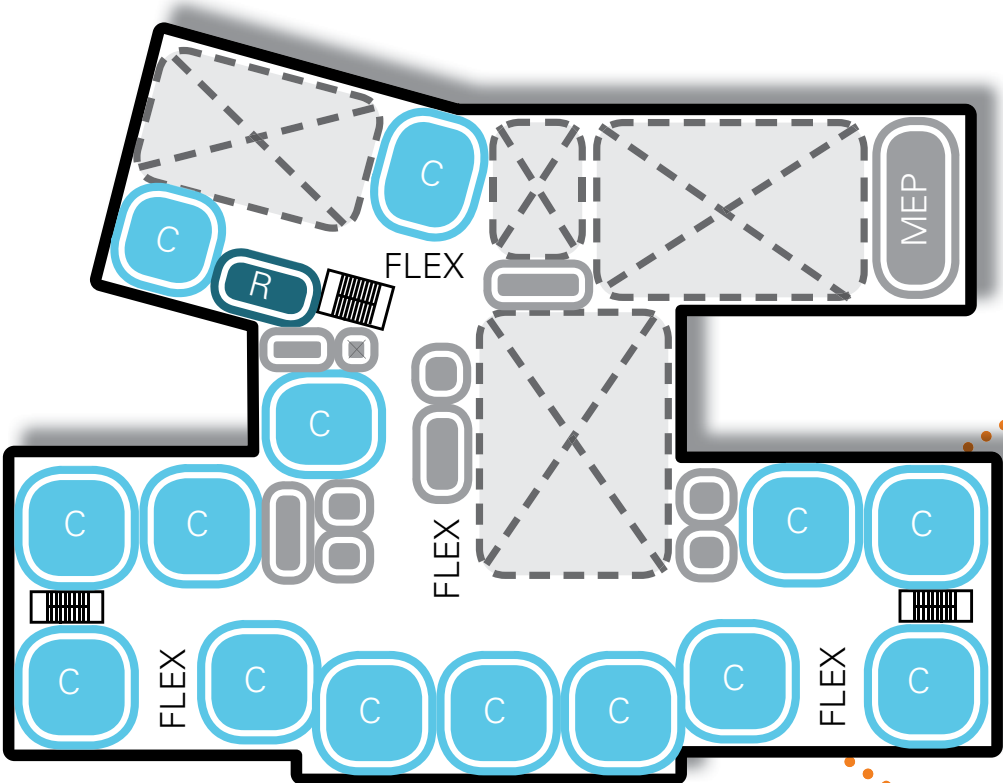
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - A



NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - A

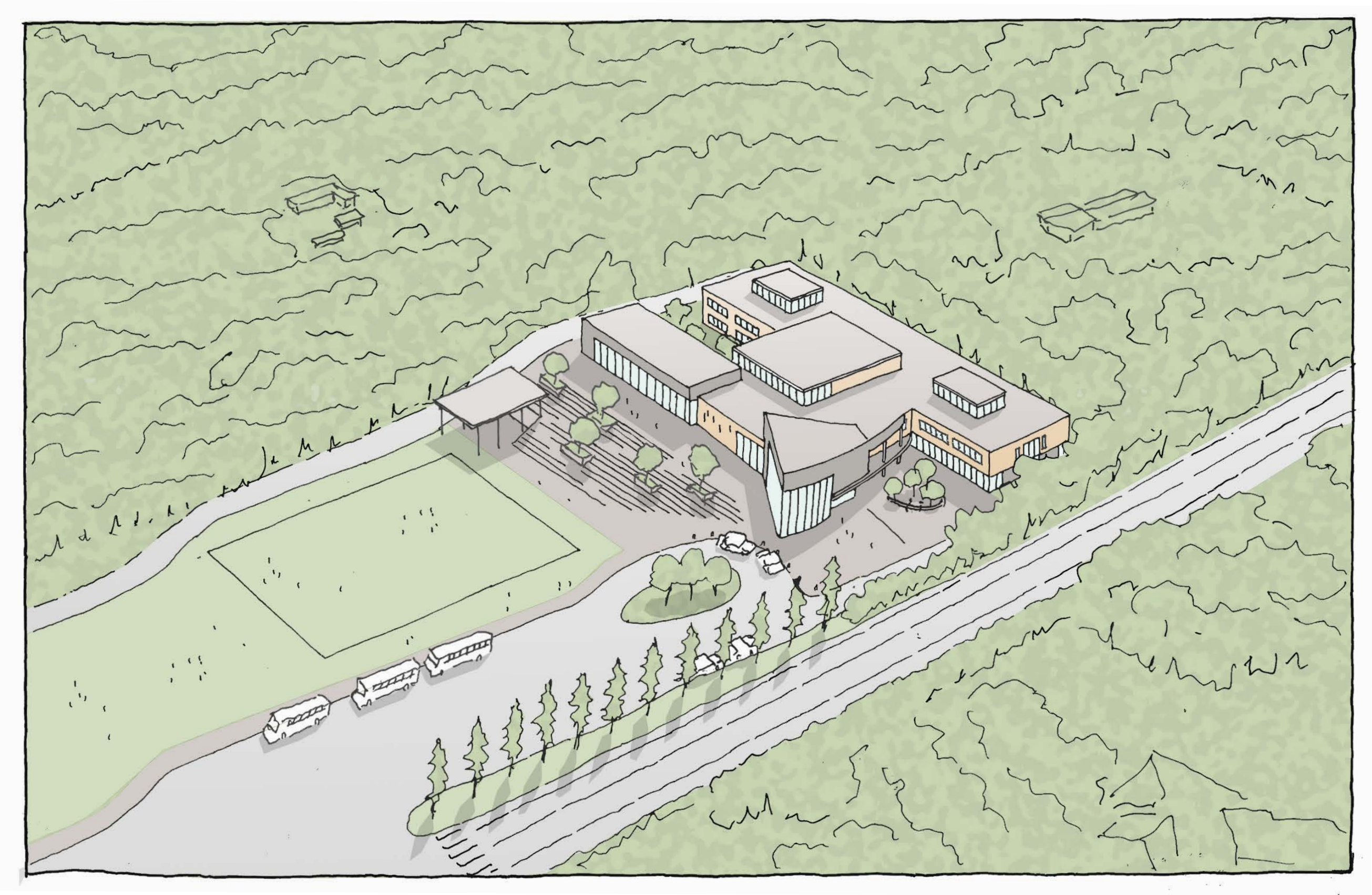


1ST LEVEL



2ND LEVEL

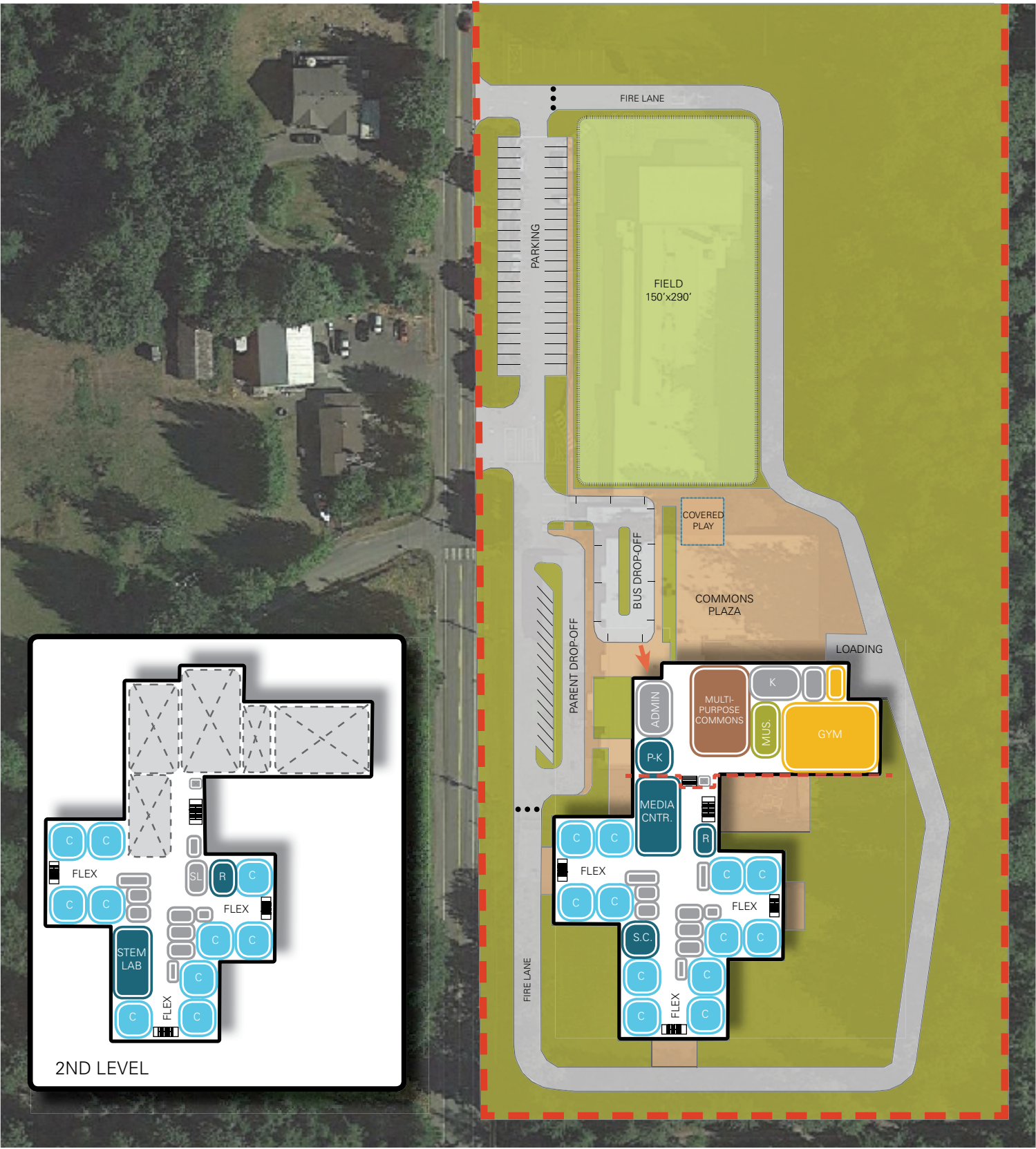
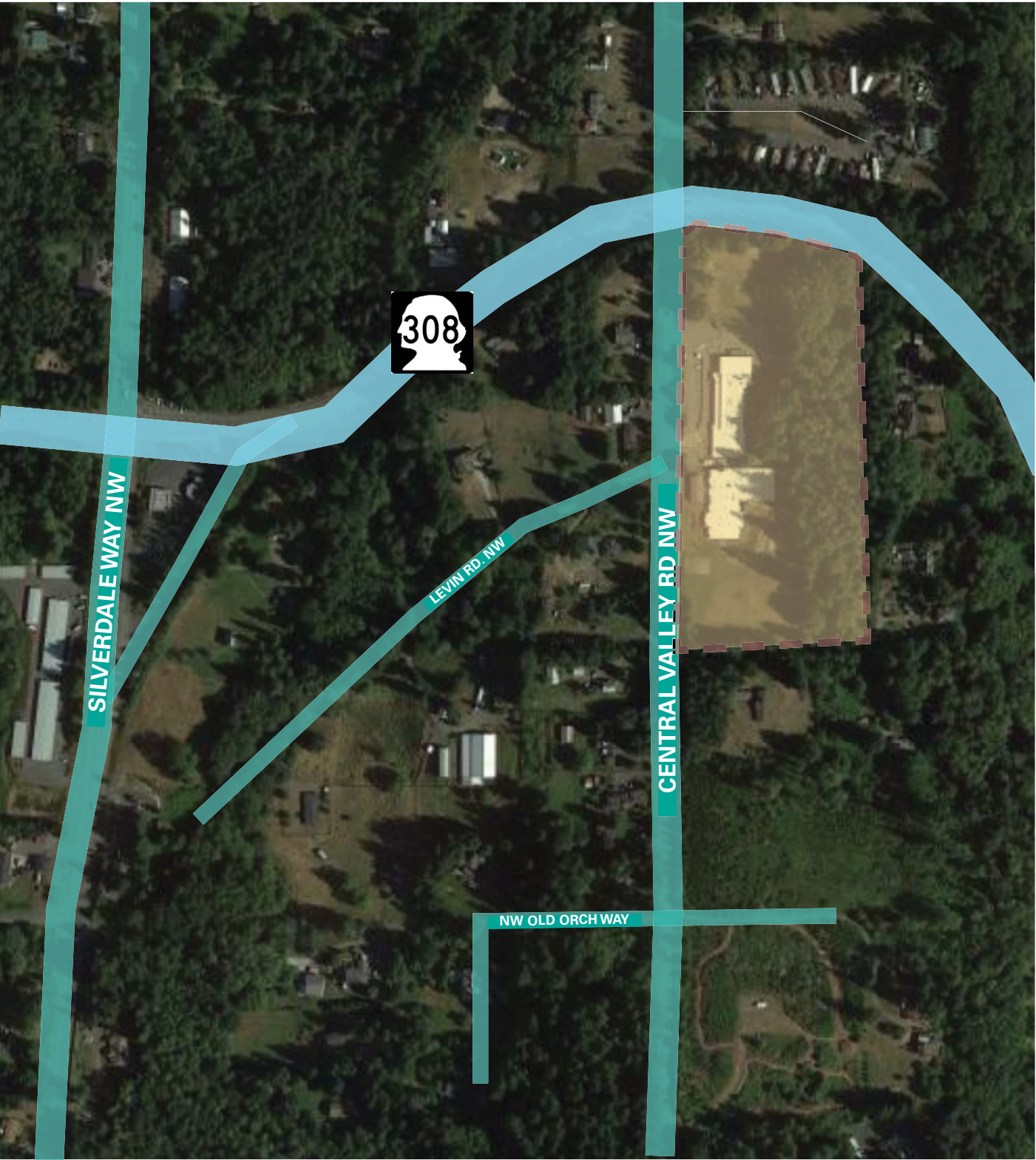
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - A



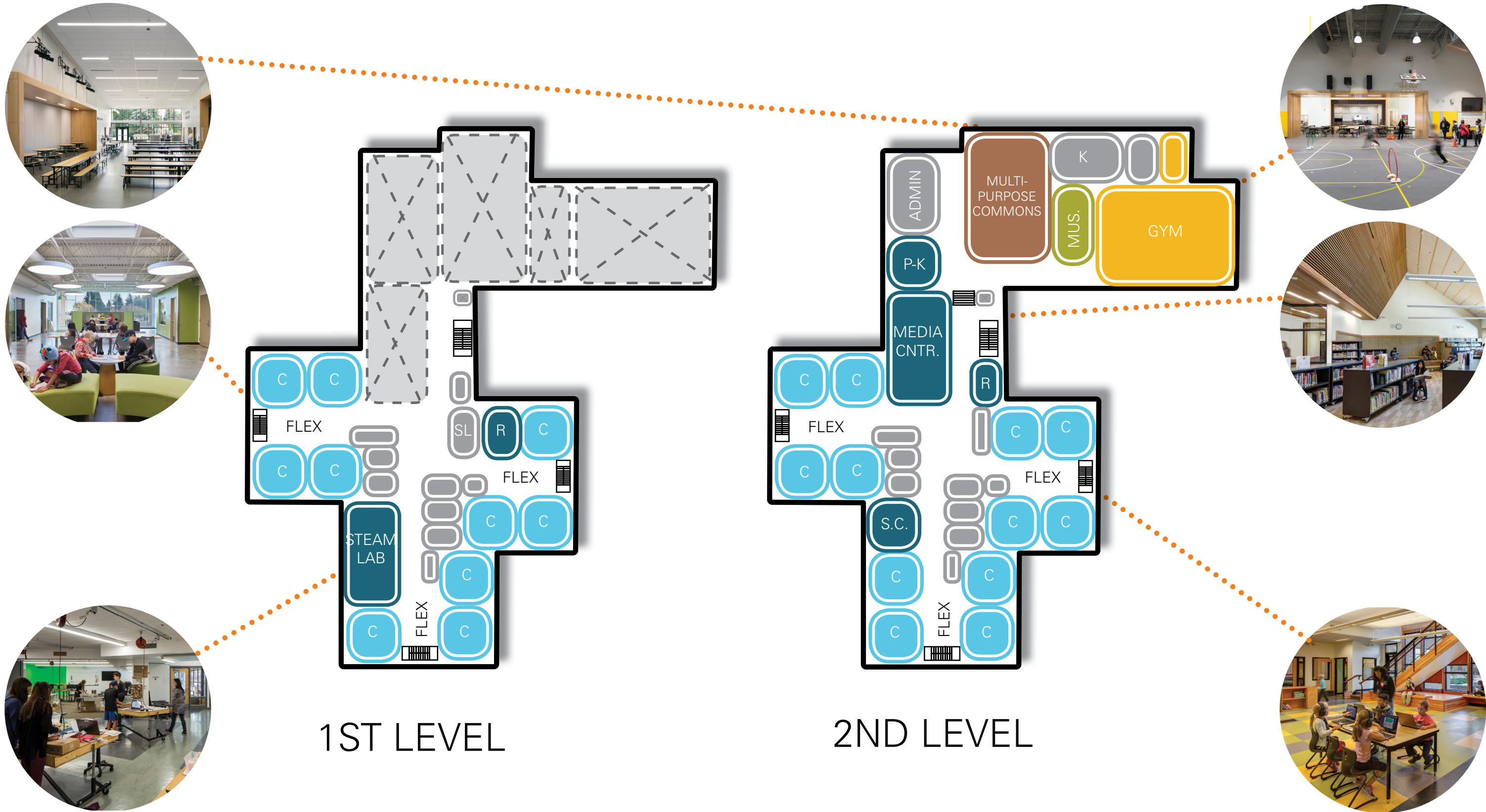
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - A



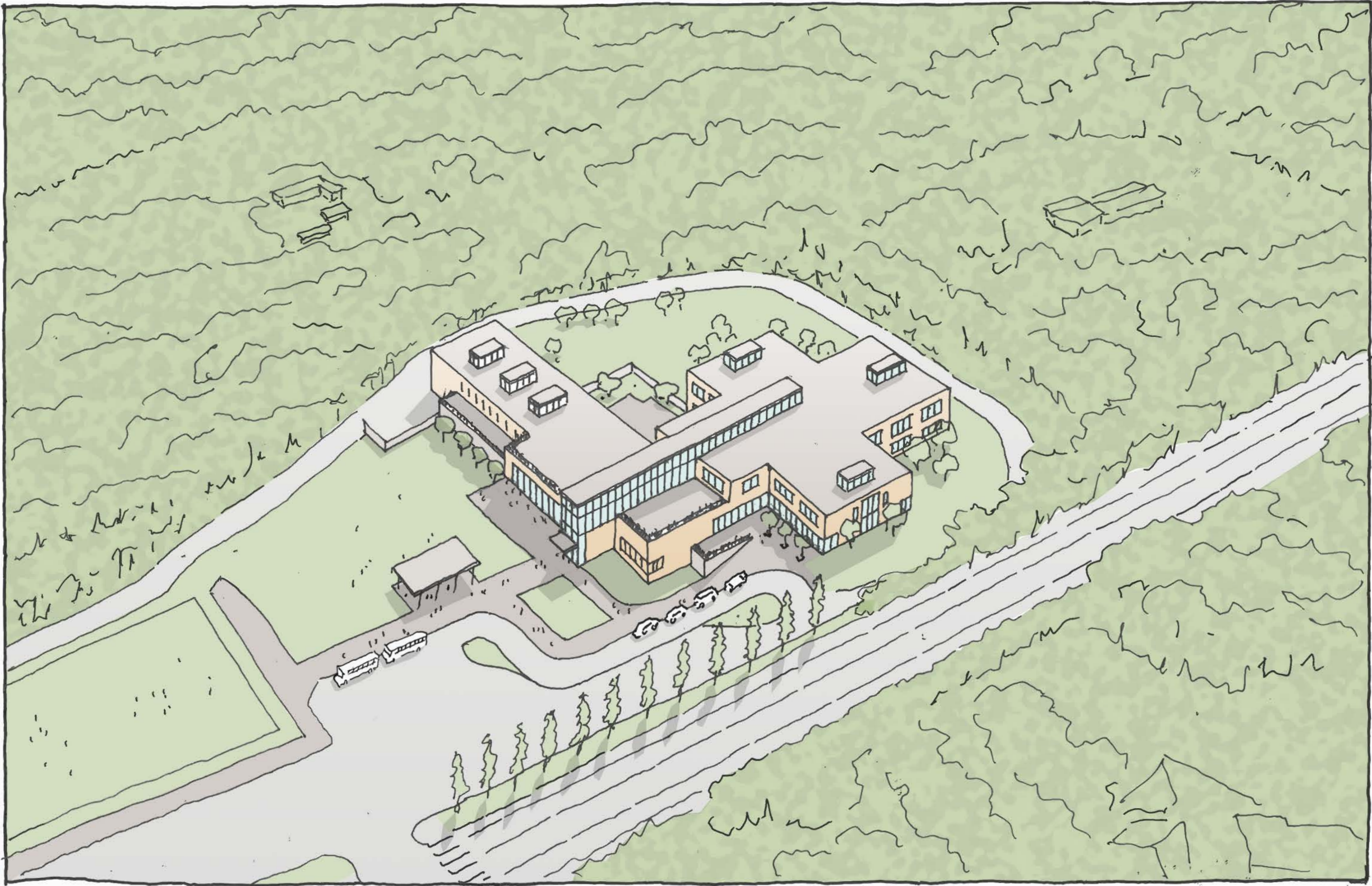
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - B



NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - B



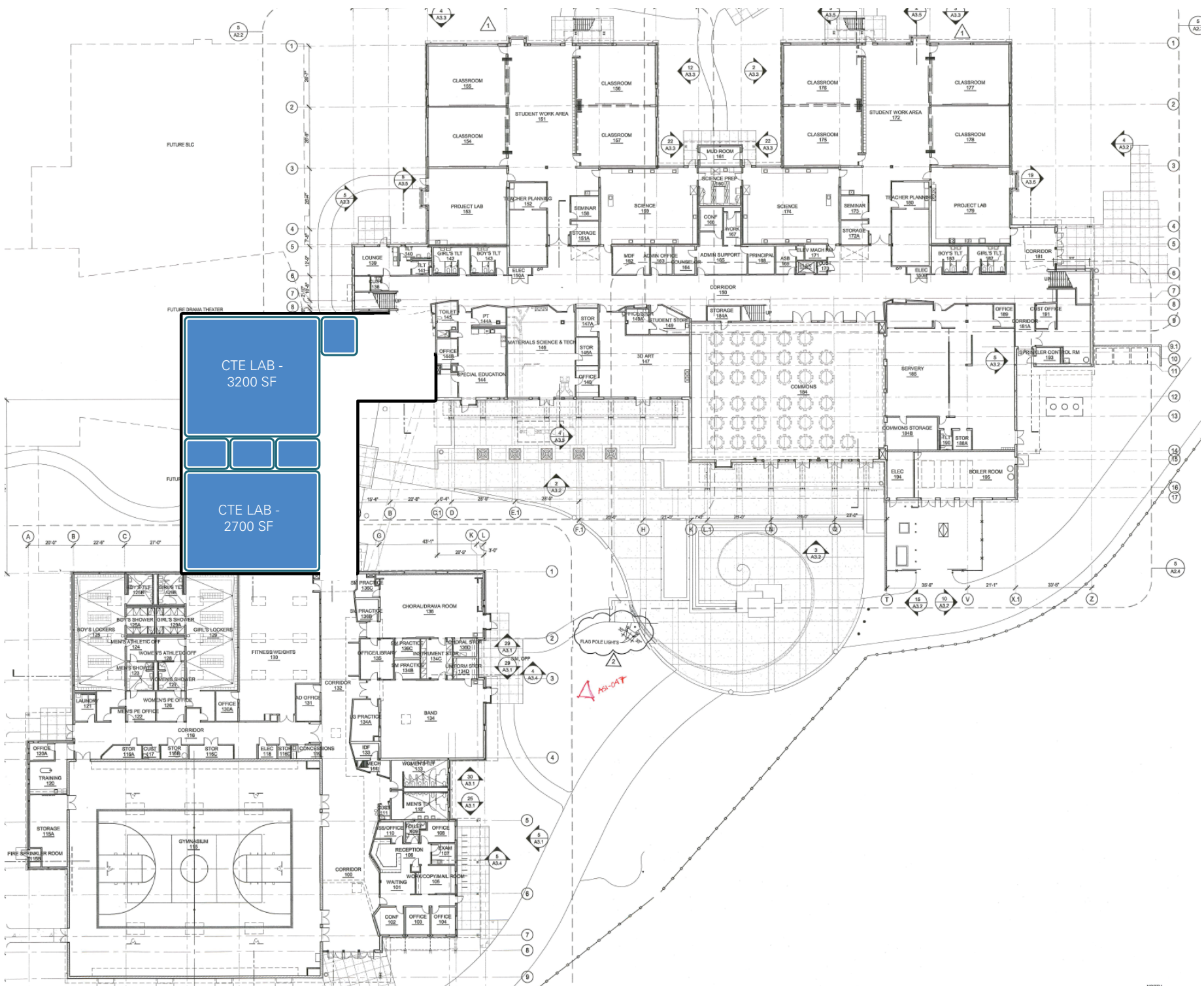
NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - B



NKSD FACILITY COMMITTEE MEETING #5 / PEARSON ES - OPTION - B



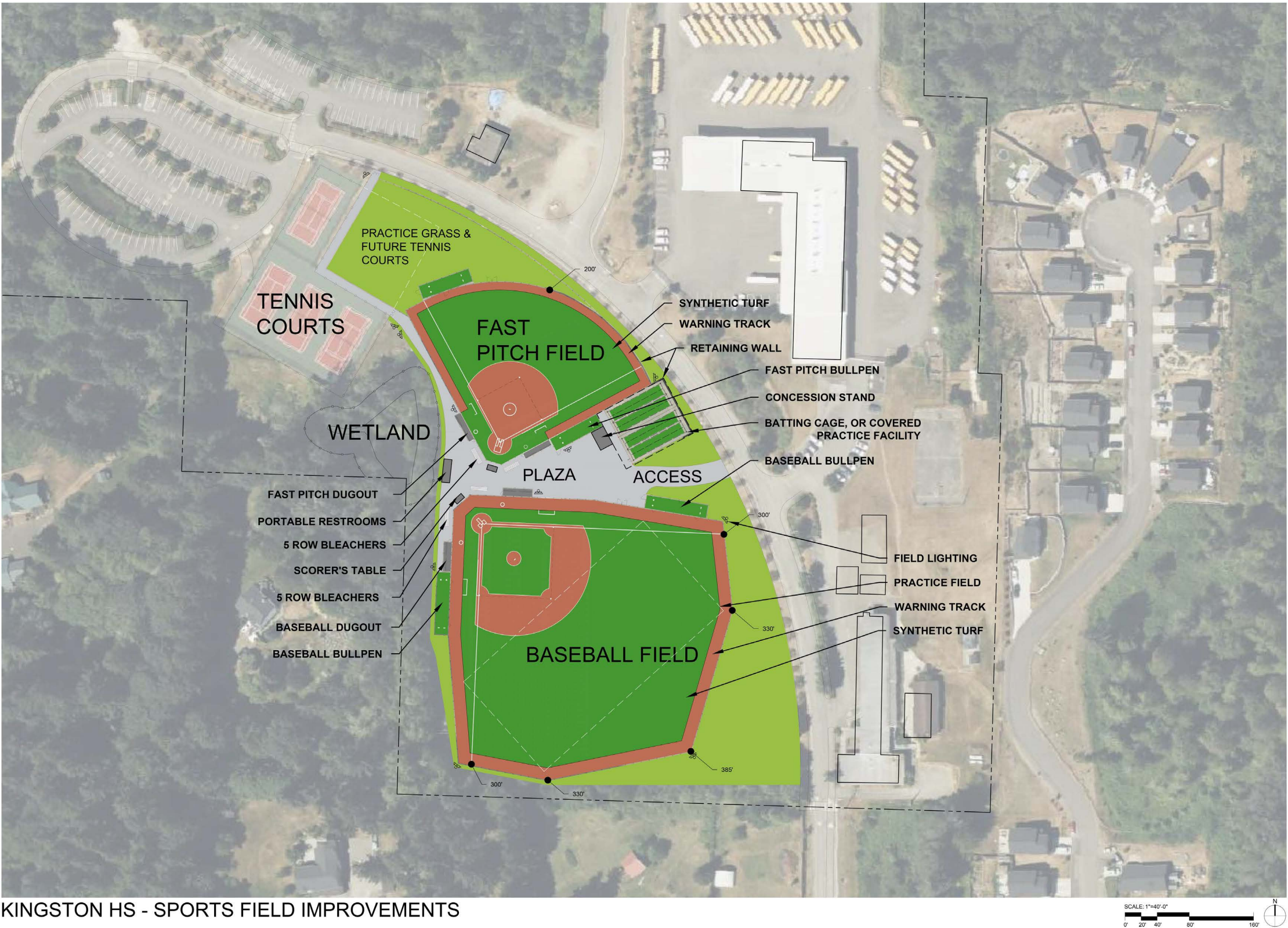
NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL ADDITION



NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL CONNECTOR



NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL:BASEBALL FIELDS

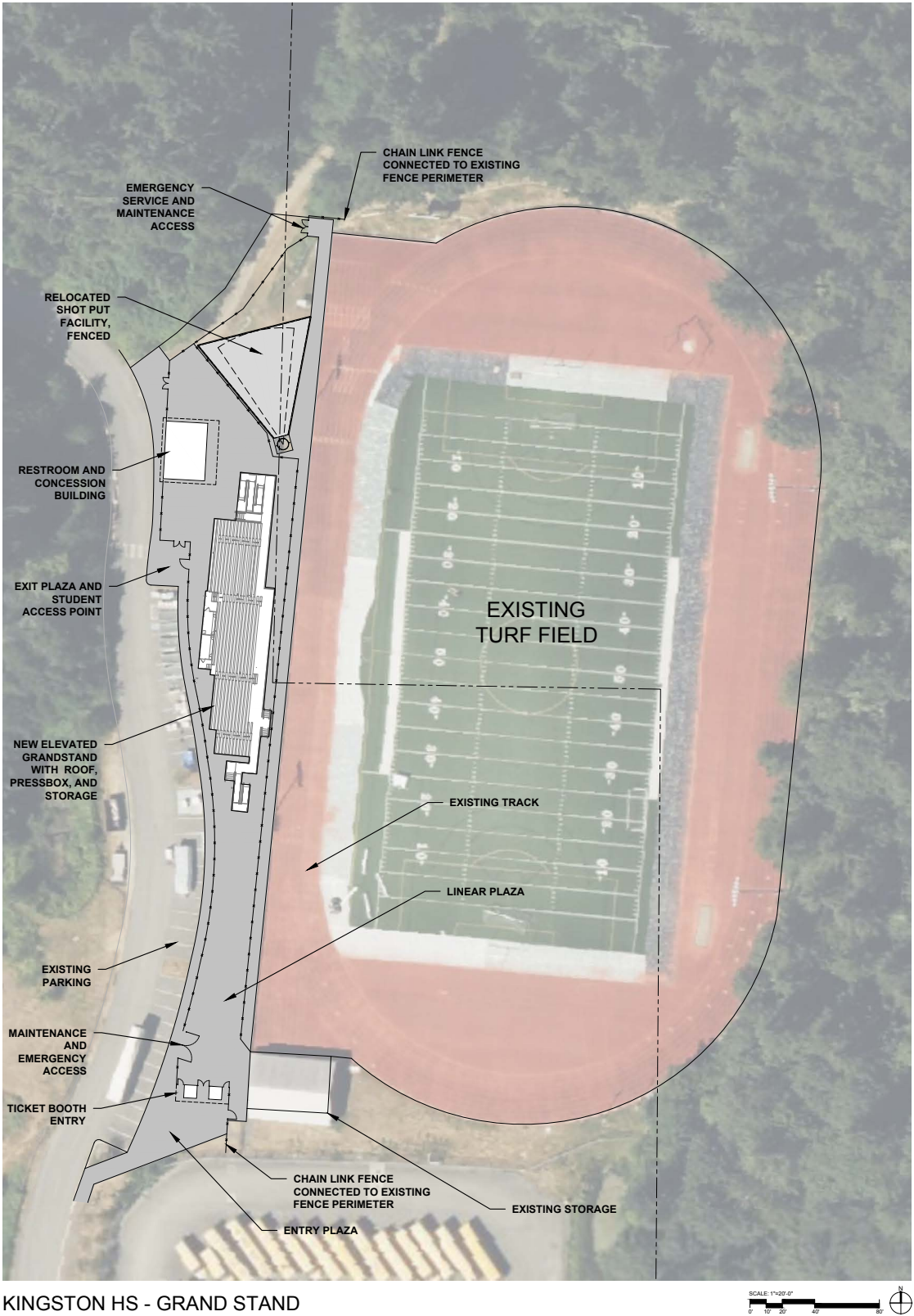


KINGSTON HS - SPORTS FIELD IMPROVEMENTS

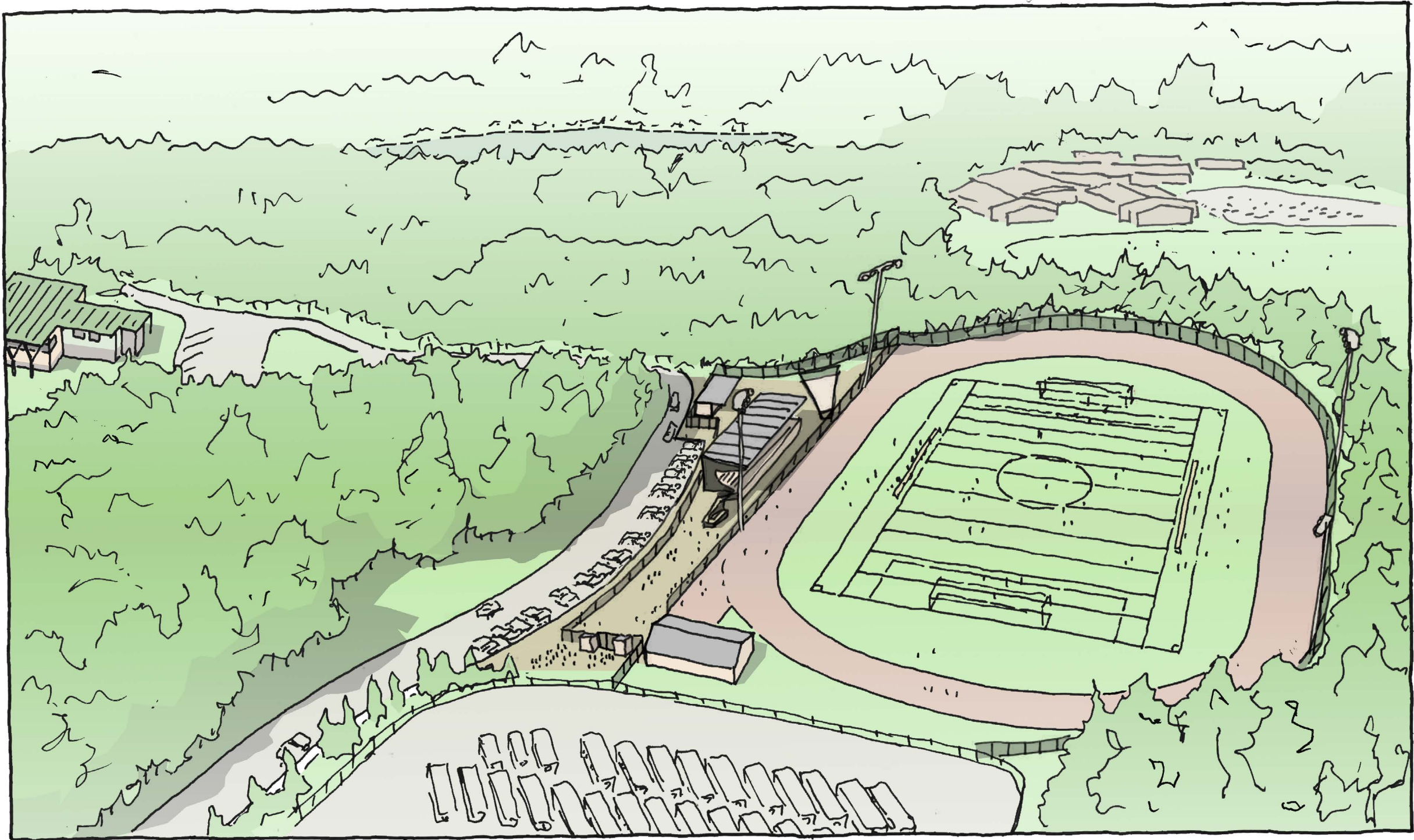
NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL:BASEBALL FIELDS



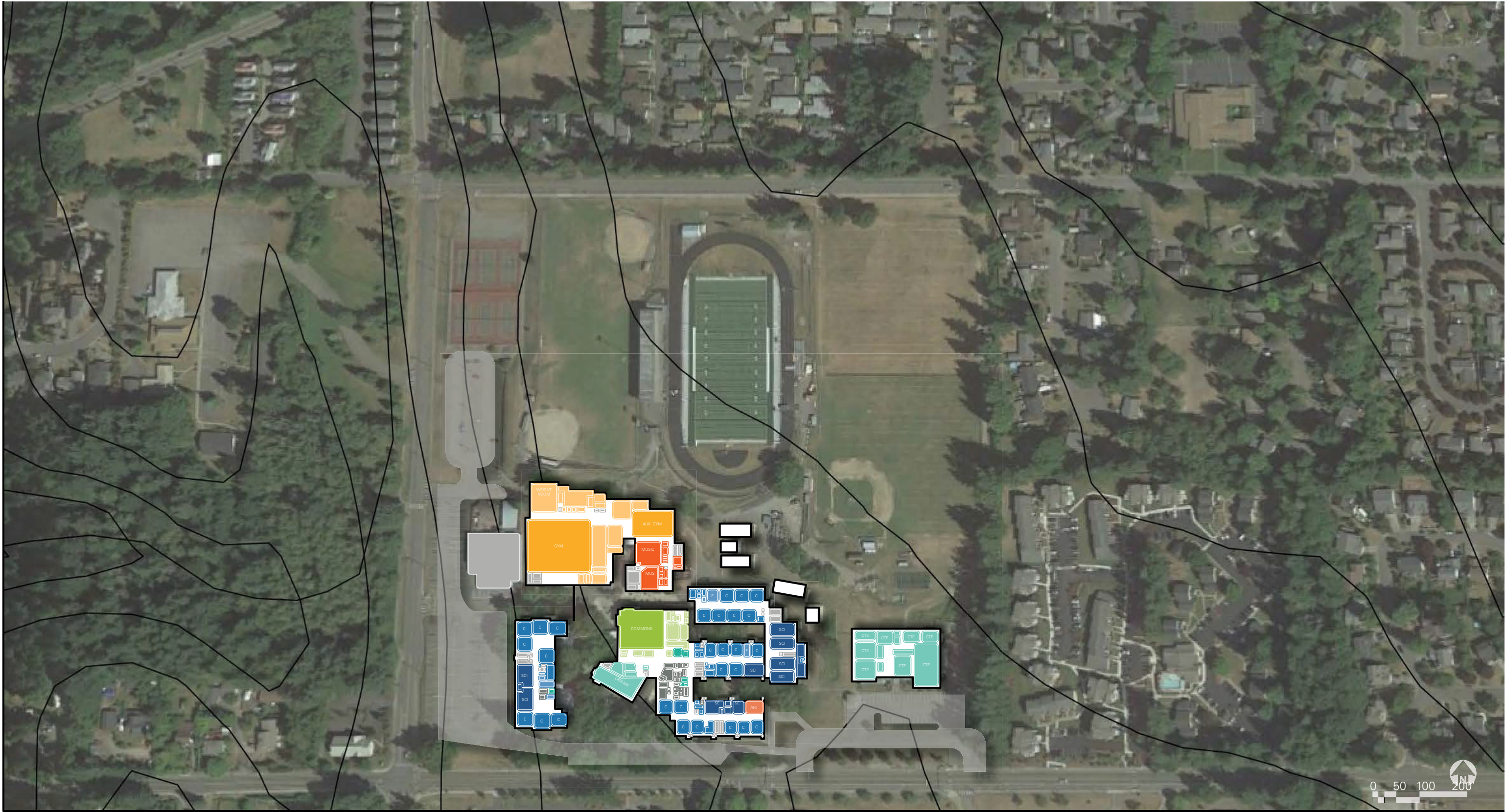
NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL: GRANDSTAND



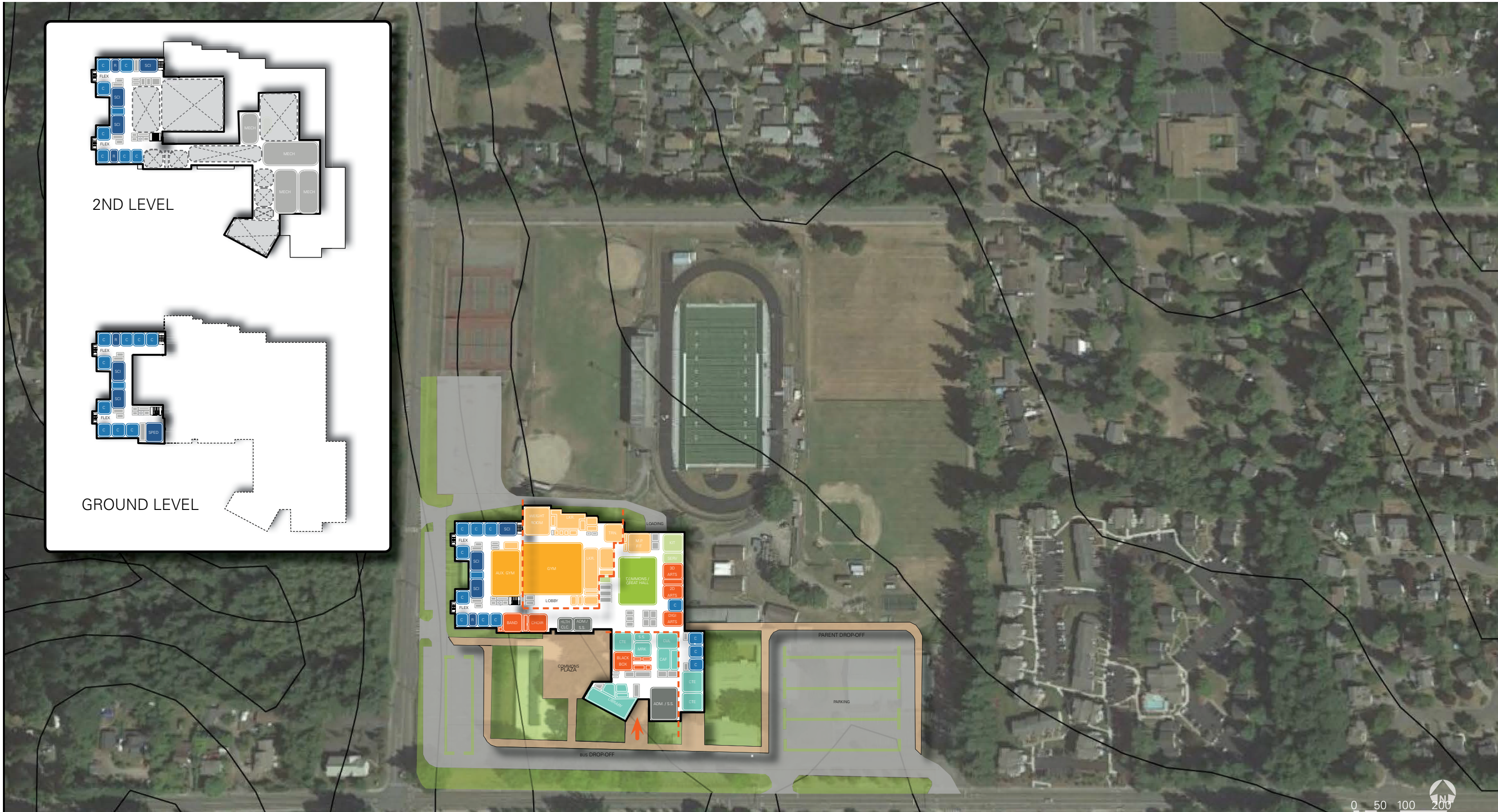
NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL: GRANDSTAND



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL: EXISTING



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL: MODERNIZATION

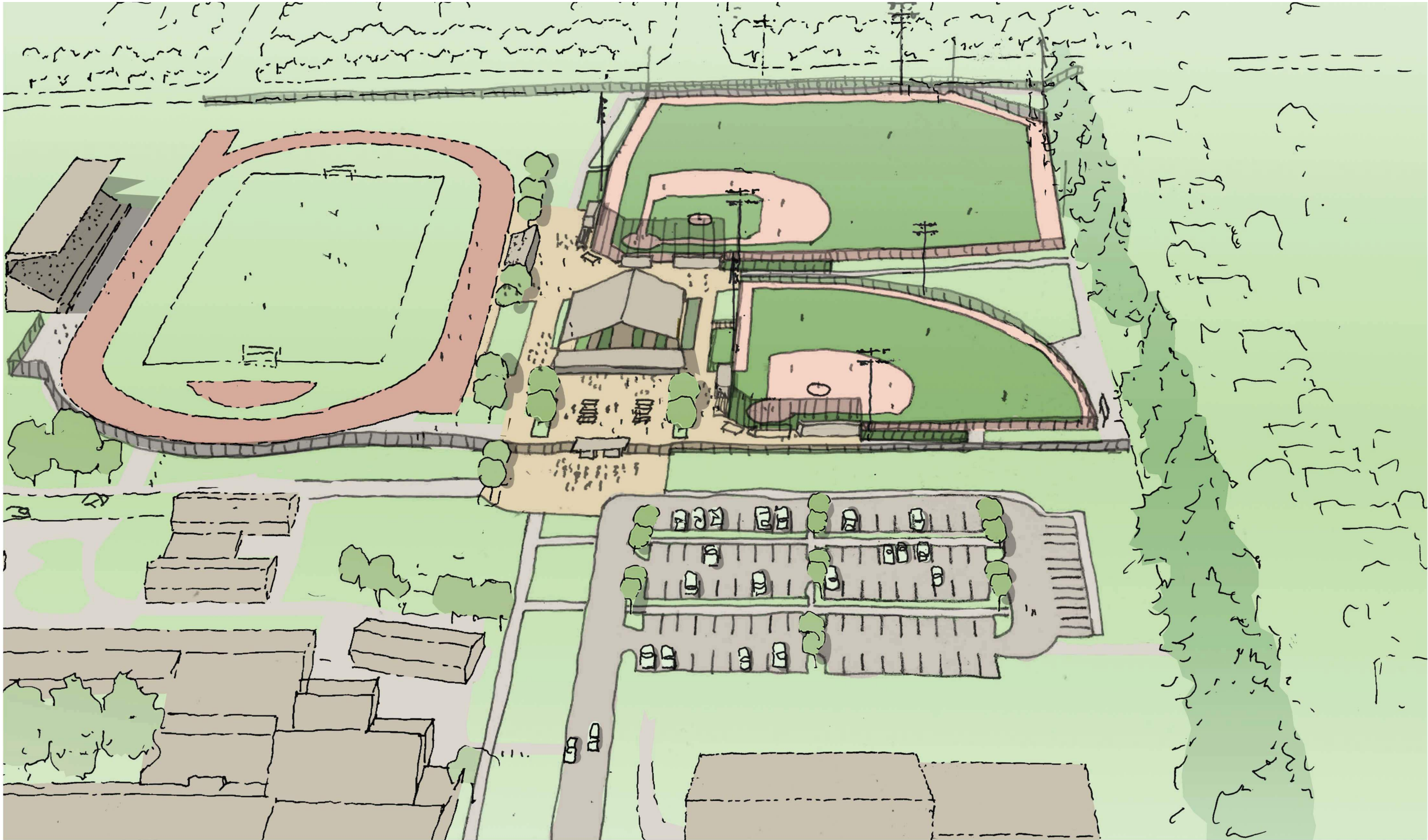


NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL: FIELDS

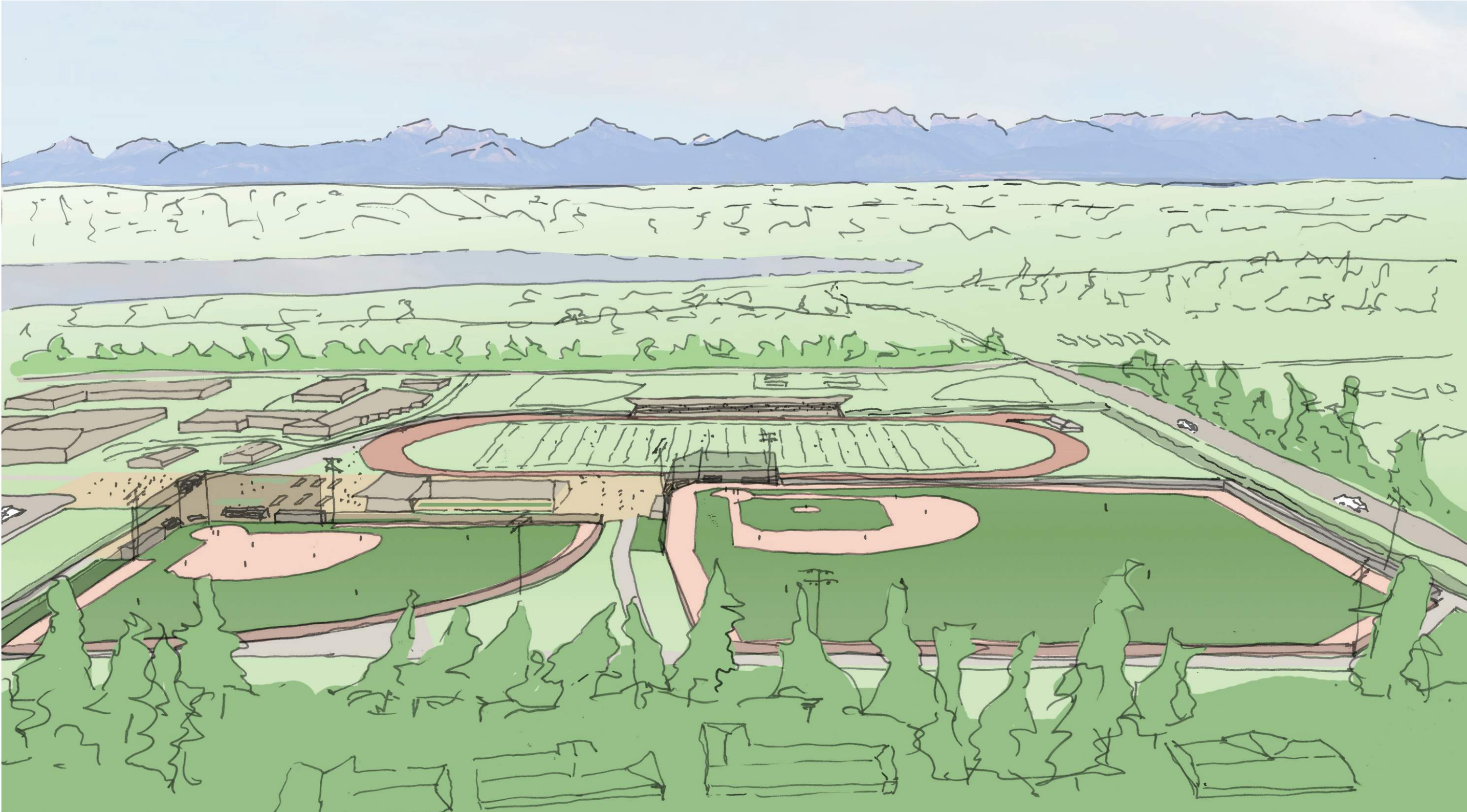
NORTH KITSAP HIGH SCHOOL



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL: FIELDS



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL: FIELDS



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL



NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL

Building Replacement	\$ 8,493,450
BLDG 900: Demolish and replace. Upgrading the structural systems will likely cost more than replacement	\$ 8,493,450
Major Systems Upgrade	\$ 38,888,180
ALL BLDGS: Duct Cleaning	\$ 139,245
ALL BLDGS: Fire alarm replacement	\$ 1,218,392
ALL BLDGS: New bell and paging system	\$ 1,044,336
ALL BLDGS: Replace all fluorescent lights with LED and upgrade the lighting controls.	\$ 3,742,203
ALL BLDGS: Replace domestic water heaters and circulation pumps	\$ 626,601
ALL BLDGS: Replace existing grooved joint hydronic water piping connections	\$ 208,867
ALL BLDGS: Replace HVAC controls	\$ 3,394,091
ALL BLDGS: Replace HVAC System	\$ 20,364,548
AUX GYM : Replace belt driven fan coil units with new or RTU.	\$ 126,747
BLDG 100: Replace existing Commons Crestron lighting control system with a new system that is more user friendly. The existing system is not functioning properly and not supported.	\$ 110,035
BLDG 300: Perform seismic upgrade, such as installing plywood shear walls and removing the masonry glass block (which may be a falling hazard in an earthquake).	\$ 482,391
BLDG 800: Anchorage of the roof to wall at the primary gym, chorus, band, and boiler buildings.	\$ 1,816,283
BLDG 900: replace HVAC. Include addition of BAS and outdoor air ventilation	\$ 1,179,646
BLDG 900: Roof Coating	\$ 235,929
GYM BLDG: Existing lithonia lighting control system and building DDC system are both trying to control the gym lighting. Also an issue with having independent control of the gym for after hour use by the public	\$ 69,883
GYM BLDG: Potentially provide new concrete shear walls at the gymnasium.	\$ 724,544
GYM BLDG: Provide additional wall bracing at the gymnasium infill walls by installing steel tubes that span horizontally between the steel columns, anchored to the columns and the masonry. The vertically spacing of the tubes will be approximately 9 feet on center, and can be installed on the inside or outside of the building.	\$ 229,615
GYM BLDG: Replace chiller	\$ 219,632
MUSIC BLDG: Replace and relocate water heater to a more accessible location.	\$ 39,933
MUSIC BLDG: Upgrade building HVAC and add cooling.	\$ 727,779
STADIUM: Replace electric heaters in stadium weight room	\$ 35,940
TECH BLDG: Add dust collector system back to woodshop in CTE utilizing the existing underfloor	\$ 54,908
TECH BLDG: Replace HVAC system	\$ 2,096,632
Modernization/Addition	\$ 14,423,300
GYM BLDG: locker room rehab/modernization	\$ 4,567,337
TECH BLDG: Full Modernization	\$ 9,855,964
Preventative Maintenance	\$ 992,041
ALL BLDGS: Repair leak in main boiler loop	\$ 90,509
ALL BLDGS: Replace temp DDC comm trunk line cable	\$ 522,168
BLDG 100: Roofing top ply repair	\$ 379,364

“Grand Totals” include the total amount to complete all line items.

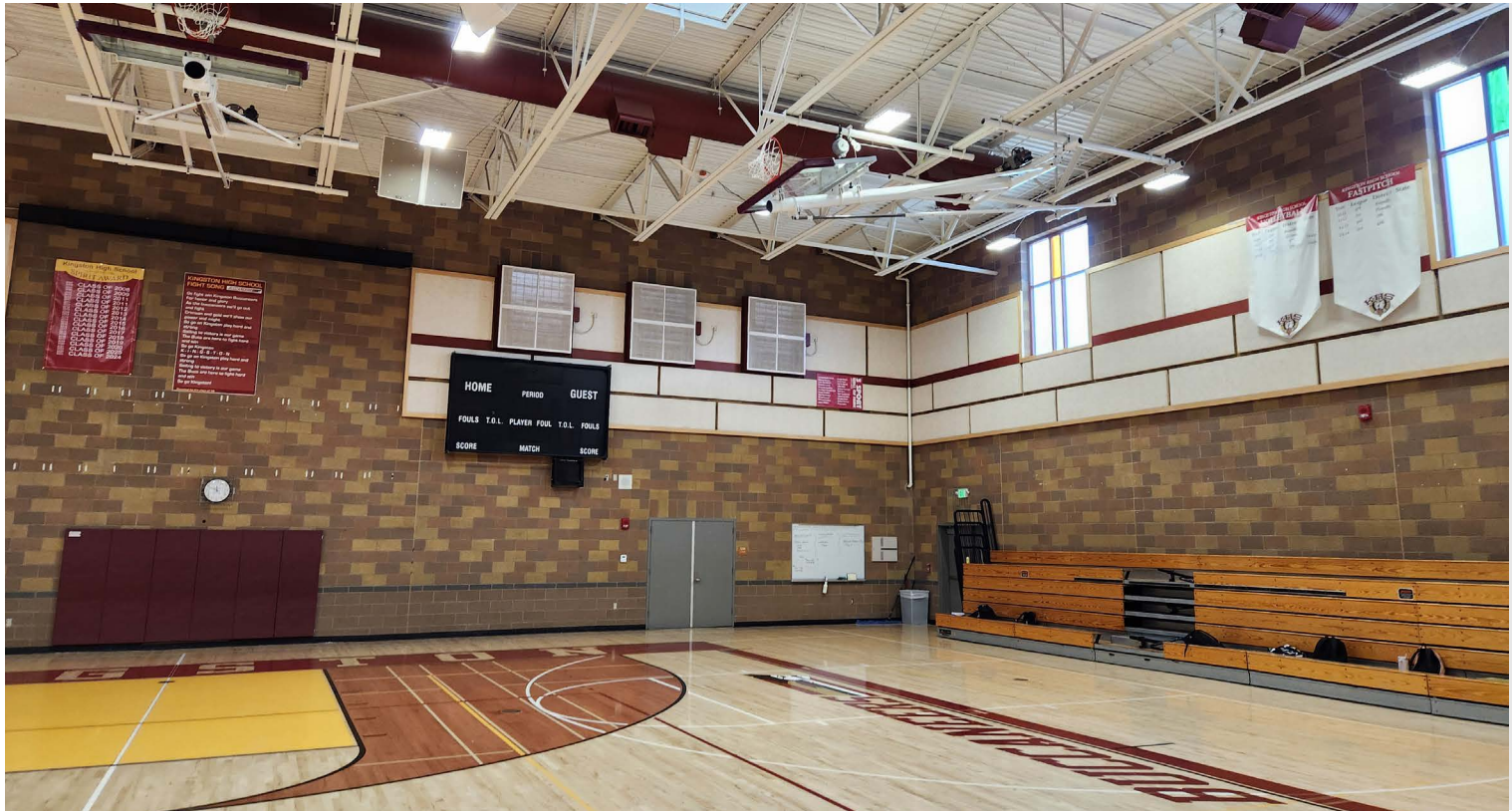
Some line items have redundant scopes which would not be intended to both be completed.

For example, a full HVAC replacement in Building 900 would not be completed if it was determined that the building would be replaced.

NKSD FACILITY COMMITTEE MEETING #5 / NORTH KITSAP HIGH SCHOOL

Site Improvements	\$	23,175,117
Bus Loop Area	\$	593,005
Fire Lane Civil Improvements (North of gym building)	\$	399,330
Improve the bus loop south of the applied technology building with 1500 SY of replaced asphalt and code-required storm drainage improvements	\$	399,330
Improve the parking lot located south of the track and west of the baseball field with curb, asphalt pavement, pavement markings, traffic signage, landscaping, site lighting, and storm drainage improvements.	\$	598,995
Improve the parking lot located west of the school buildings to create a designated pick-up/drop-off zone for parents.	\$	139,766
Improve the parking lots to the north and south of the existing tennis courts with curb, asphalt pavement, pavement markings, sidewalk, traffic signage, landscaping, site lighting, and storm drainage improvements.	\$	1,197,990
Install approximately 800 feet of accessible sidewalk and ramps to provide an accessible path between the parking lots on the west side of the site and the buildings / athletic fields.	\$	299,498
Install chain link fence, gates, and vehicular to secure the site.	\$	79,866
New synthetic baseball and softball fields, central plaza, and parking lot	\$	17,969,850
Re-develop the courtyard with concrete sidewalk, pedestrian ramps, handrails, storm drainage, and landscaping improvements.	\$	1,497,488
Grand Total	\$	85,972,087

NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL



NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL

Major Systems Upgrade	\$	3,935,979
New bell and paging system	\$	664,723
Replace all above ceiling hot water coil hose connections (on-going leaks)	\$	79,866
Replace HVAC controls	\$	2,160,349
Remove rooftop PV Array	\$	42,700
Replace HVAC for MDF room	\$	43,926
Replace VFD drives for boiler pumps	\$	573,039
Replace propane generator with diesel generator	\$	249,581
Provide AC for elevator machine room per inspector	\$	11,980
Demo un-used HEF-02 and ductwork on roof	\$	49,916
Move/Add propane tank closer to site	\$	59,900
Modernization/Addition	\$	153,074,929
Added program to accomodate MS at HS site (600 capacity add)	\$	76,326,938
Added program to accomodate MS at HS site (400 capacity add)	\$	66,599,259
Connect buildings to make one secure building and add new CTE program	\$	8,471,546
Replace north building elevator	\$	579,029
Build dedicated makerspace room	\$	1,098,158
Preventative Maintenance	\$	2,877,508
Replace roof on both buildings	\$	2,058,353
Emergency lighting in toilet rooms	\$	96,738
Remove Decommissioned Rooftop HEF Unit	\$	36,938
TPO Roof repair	\$	685,480
Site Improvements	\$	19,551,081
Add ADA ramp at N end of student parking	\$	9,983
Repair/replace damaged curbs throughout site	\$	49,916
Replace damaged asphalt in drive aisles	\$	19,967
Paving parking lot between student lot and transpo bldg	\$	199,665
Fencing and drive guardrail repair	\$	79,866
Exterior LED Lighting	\$	389,347
Bridge covering/roof/structual assesement	\$	195,672
Old Choice Academy Demolition and Removal	\$	600,876
Utility Bldg. Demo.	\$	35,940
New sythnetic turf baseball & softball fields, ligths, grandstands, tickets/concessions	\$	17,969,850
Grand Total	\$	179,439,498

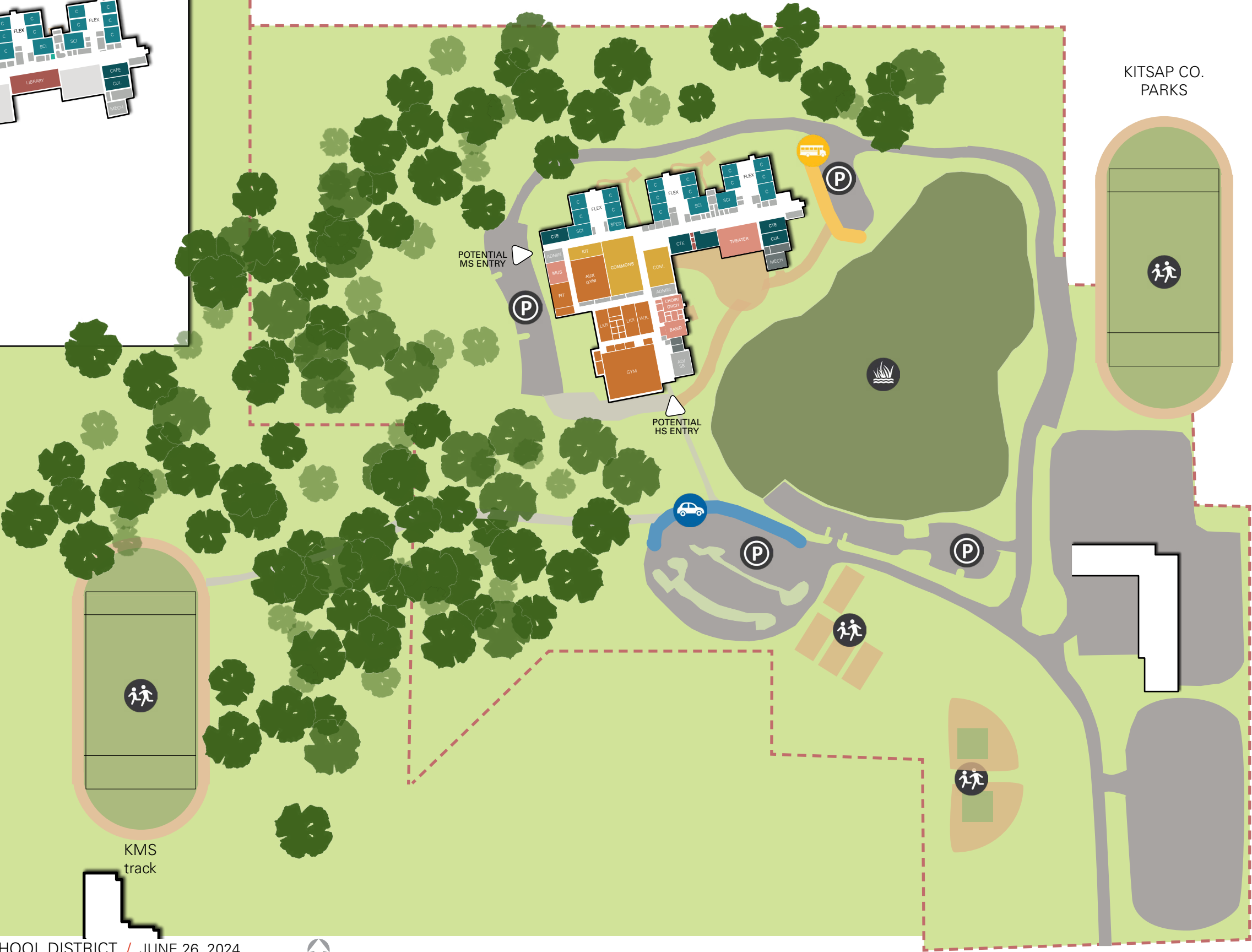
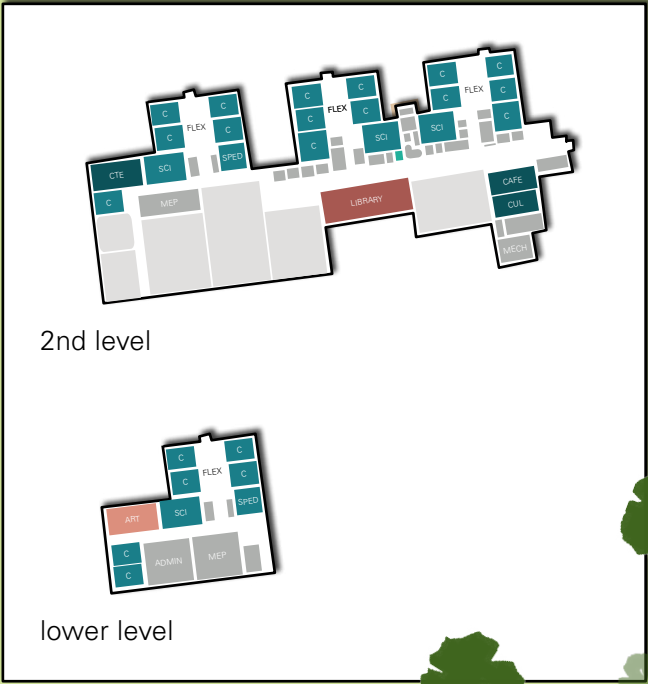
NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON HIGH SCHOOL: EXISTING



- LEGEND
- LEARNING / SPED
 - CTE
 - ATHLETICS
 - COMMONS
 - ARTS + MUSIC
 - RESOURCES / LIBRARY
 - SUPPORT
 - BUILDING SUPPORT
 - HARDSCAPE
 - PEDESTRIAN
 - PAVEMENT
 - LANDSCAPE
 - FIELD
 - WETLANDS
 - VEHICULAR PARKING
 - PLAY AREA
 - LOADING
 - WETLAND
 - CAR DROP OFF
 - BUS DROP OFF
 - PROPERTY LINE



NKSD FACILITY COMMITTEE MEETING #5 / KINGSTON MS / HS CO-LOCATION (600 CAPACITY ADDITION)



- LEGEND
- LEARNING / SPED
 - CTE
 - ATHLETICS
 - COMMONS
 - ARTS + MUSIC
 - RESOURCES / LIBRARY
 - SUPPORT
 - BUILDING SUPPORT
 - HARDSCAPE
 - PEDESTRIAN
 - PAVEMENT
 - LANDSCAPE
 - FIELD
 - WETLANDS
 - VEHICULAR PARKING
 - PLAY AREA
 - LOADING
 - WETLAND
 - CAR DROP OFF
 - BUS DROP OFF
 - PROPERTY LINE



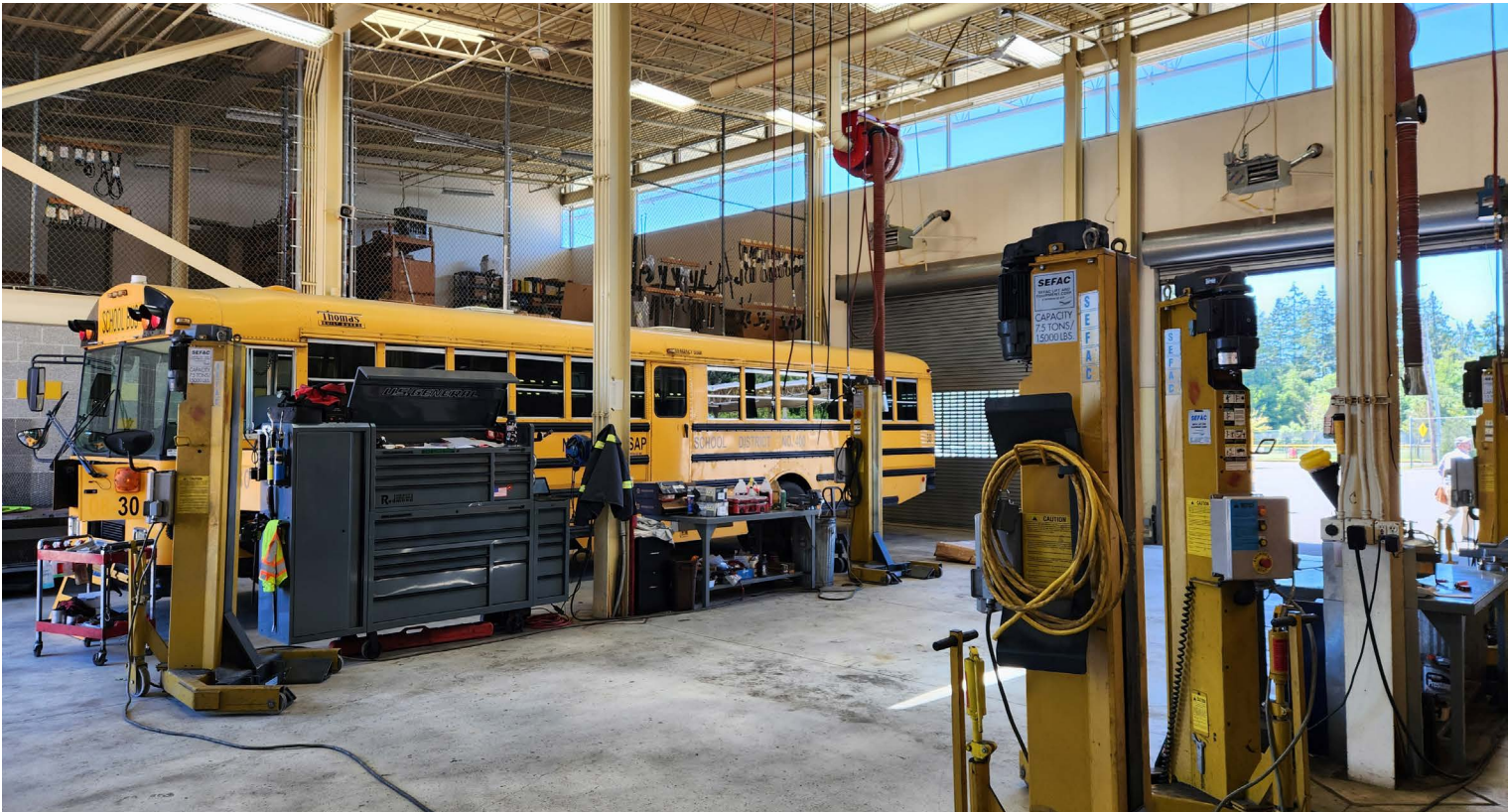
NKSD FACILITY COMMITTEE MEETING #5 / ADMINISTRATION



NKSD FACILITY COMMITTEE MEETING #5 / ADMINISTRATION

Building Replacement	\$	17,622,493
Demolish and replace administrative buildings on same site	\$	17,622,493
Major Systems Upgrade	\$	3,742,076
Replace HVAC controls	\$	308,848
Replace HVAC system	\$	1,925,757
Improve roof anchorage to walls, add shear walls	\$	1,507,471
Modernization/Addition	\$	11,409,237
Interior Demo and renovation of administrative buildings	\$	10,173,810
Interior Demo and renovation/reorganization of warehouse	\$	1,235,427
Tenant improvement to relocate administrative functions to another district building	\$	-
Preventative Maintenance	\$	2,264,001
Add guardrails and handrails to warehouse loading dock	\$	55,906
Add second means of egress from warehouse	\$	16,972
Replace all electrical in administrative buildings & warehouse	\$	2,191,124
Site Improvements	\$	1,093,678
Grind and overlay NW parking lot asphalt and drainage improvements	\$	349,414
Grind and overlay SE parking lot asphalt and drainage improvements	\$	199,665
Replace wheelstops at pavement edge and install approximately 300 feet of curb with curb cuts for stormwater drainage.	\$	49,916
Create a dead-end EV access road in the southeast portion of the site by installing a new driveway entrance and gate along Mt Townsend Drive NE	\$	79,866
Install an accessible path from the north end of building 300 to the Caldart Ave NE right-of-way.	\$	99,833
Replace the concrete retaining wall at the loading dock and install protective bollards.	\$	99,833
Install a roof drainage conveyance network and connect all building downspouts	\$	149,749
Replace water heaters and circulation pumps	\$	65,403
Grand Total	\$	36,131,485

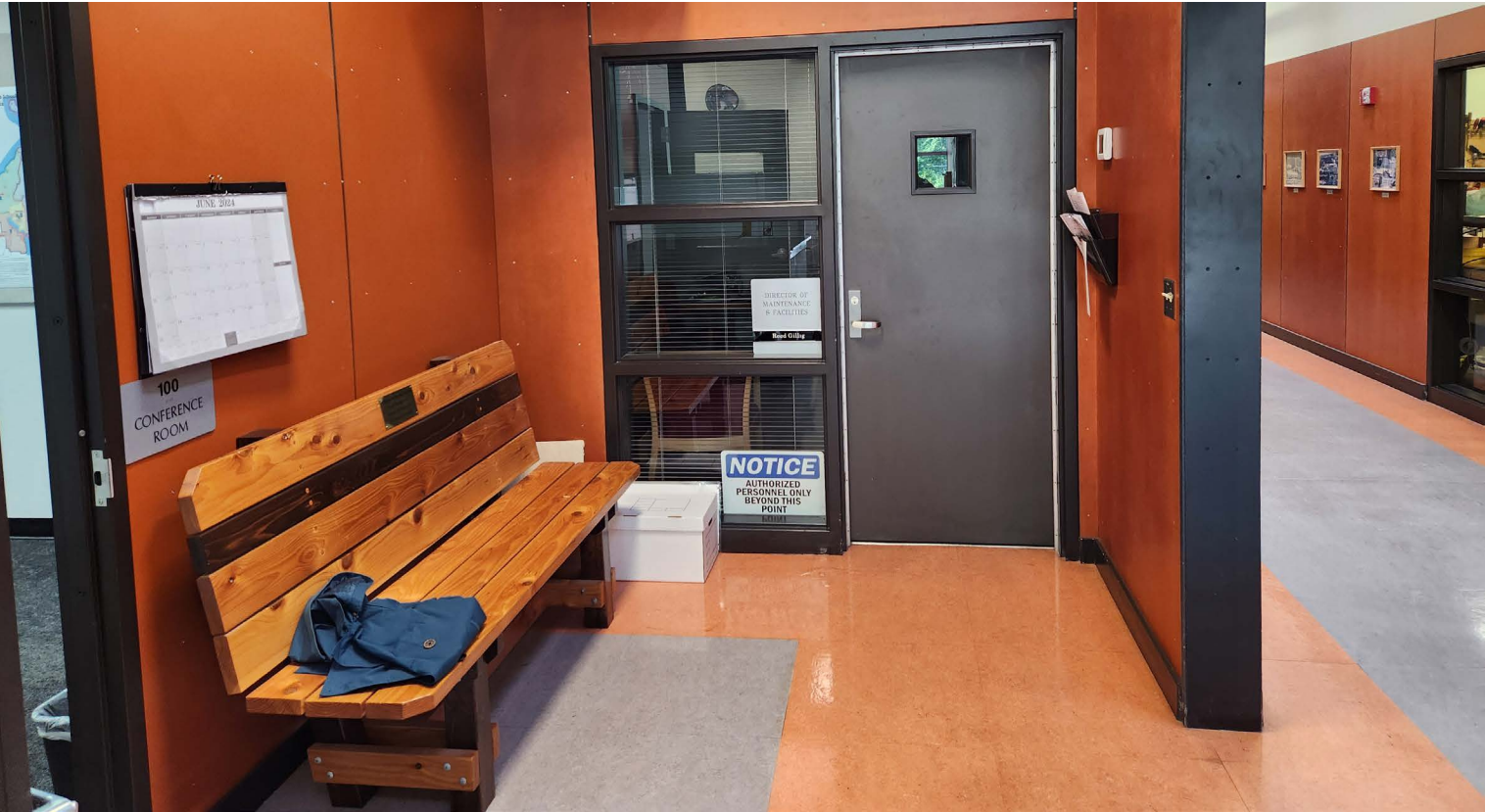
NKSD FACILITY COMMITTEE MEETING #5 / TRANSPORTATION



NKSD FACILITY COMMITTEE MEETING #5 / TRANSPORTATION

Major Systems Upgrade	\$	650,975
Transportation - Bus Lift/Hoist	\$	40,000
Replace HVAC controls	\$	339,431
Replace water heaters and circulation pumps	\$	71,879
Improve anchorage of roof to masonry walls	\$	199,665
Preventative Maintenance	\$	259,565
Repaint eaves and washbay structure	\$	259,565
Site Improvements	\$	199,665
Pave gravel parking area	\$	99,833
Grind and overlay asphalt in bus parking	\$	9,983
seal coat and new markings on bus parking area	\$	89,849
Grand Total	\$	1,110,204

NKSD FACILITY COMMITTEE MEETING #5 / MAINTENANCE AND OPERATIONS



NKSD FACILITY COMMITTEE MEETING #5 / MAINTENANCE AND OPERATIONS

Major Systems Upgrade	\$	1,236,125
Facilities/Shop Generator	\$	159,732
Replace water heaters and circulation pumps	\$	44,619
Improve anchorage of roof to masonry walls, add shear walls	\$	384,220
Add BAS	\$	198,307
Add electric heat pump system for offices	\$	449,246
Modernization/Addition	\$	29,950
Hazardous materials storage	\$	29,950
Site Improvements	\$	459,230
Grind and overlay parking lot asphalt	\$	159,732
Pave visitor parking area	\$	199,665
ADA path from road to building	\$	79,866
Replace chainlink fence	\$	19,967
Grand Total	\$	1,725,304

THANK YOU.