



Bellingham School District

K-12 School Facility Master Plan

ESD 112 Team

➤ **Doug Nichols**

- Director of ESD 112’s “Construction Services Group”, a program of the ESD Network in the State of Washington.
- 42 years of experience in school design and school building project/construction management.

➤ **Dave Teater**

- 42 years of experience as an administrator and facility planner.
- Over 170 client engagements in 25 states
- Emphasis on facility master planning, educational specifications, feasibility studies, and pre-design studies

➤ **Dr. Jerry Gee, Kelley Wilson, and others in office**

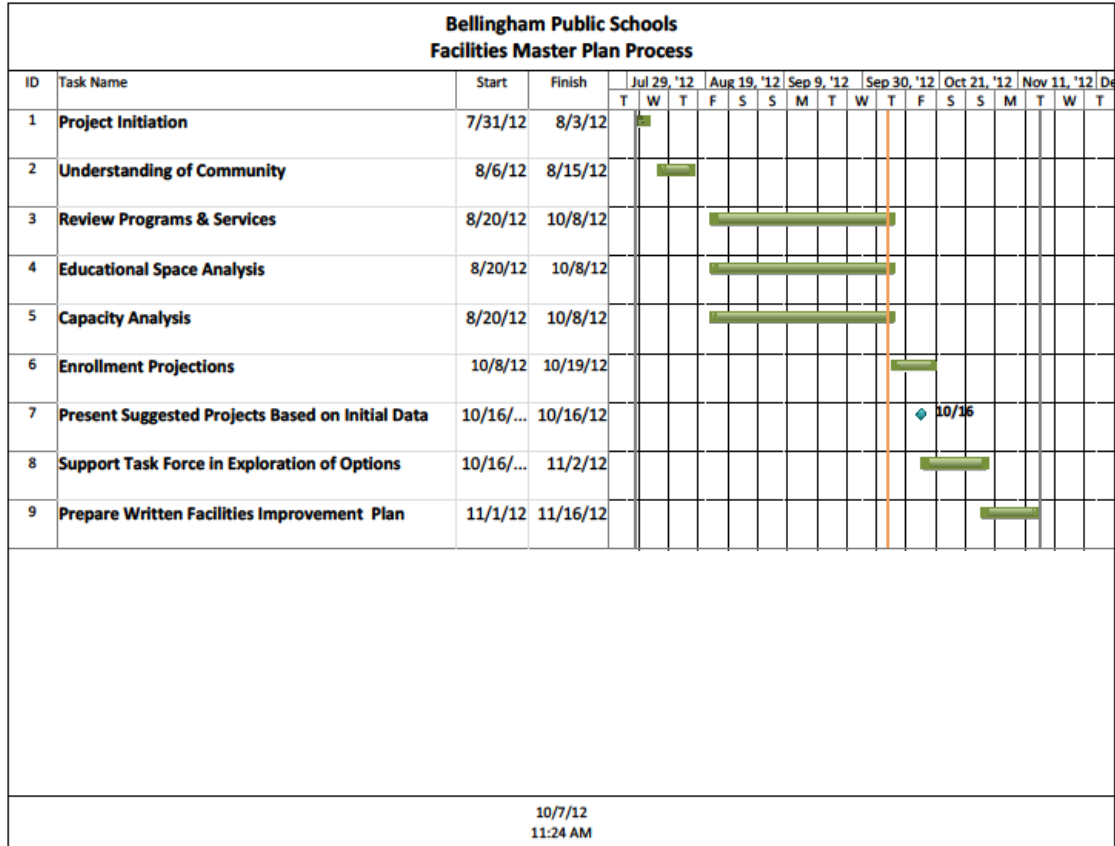
Purpose of the Study

- To provide the Bellingham School District with an independent, third-party professional study to develop a facility master plan, with an emphasis on schools that qualify for State construction assistance.
 - All but three elementary schools
 - Sehome High School
- In addition....
 - Options High School
 - District Office
 - Transportation Shop
 - Athletic Fields

Methodology for the Study

1. Project initiation
2. Understanding of community
3. Review programs & services
4. Educational space analysis
5. Capacity analysis
6. Enrollment projections (new data forthcoming)
7. Present suggested projects based on initial data
8. Support task force in exploration of options
9. Prepare written facility improvement plan

Timeline



Data Sources

- School District policies and procedures,
- Physical condition reports,
- Floor plans or diagrams of school facilities,
- Description of program uses of facilities,
- Grade configuration information,
- Student enrollment projections (Dr. Les Kendrick and OSPI)
- School class size protocols, and
- Visitation to focus school sites
- Miscellaneous websites

Capacity

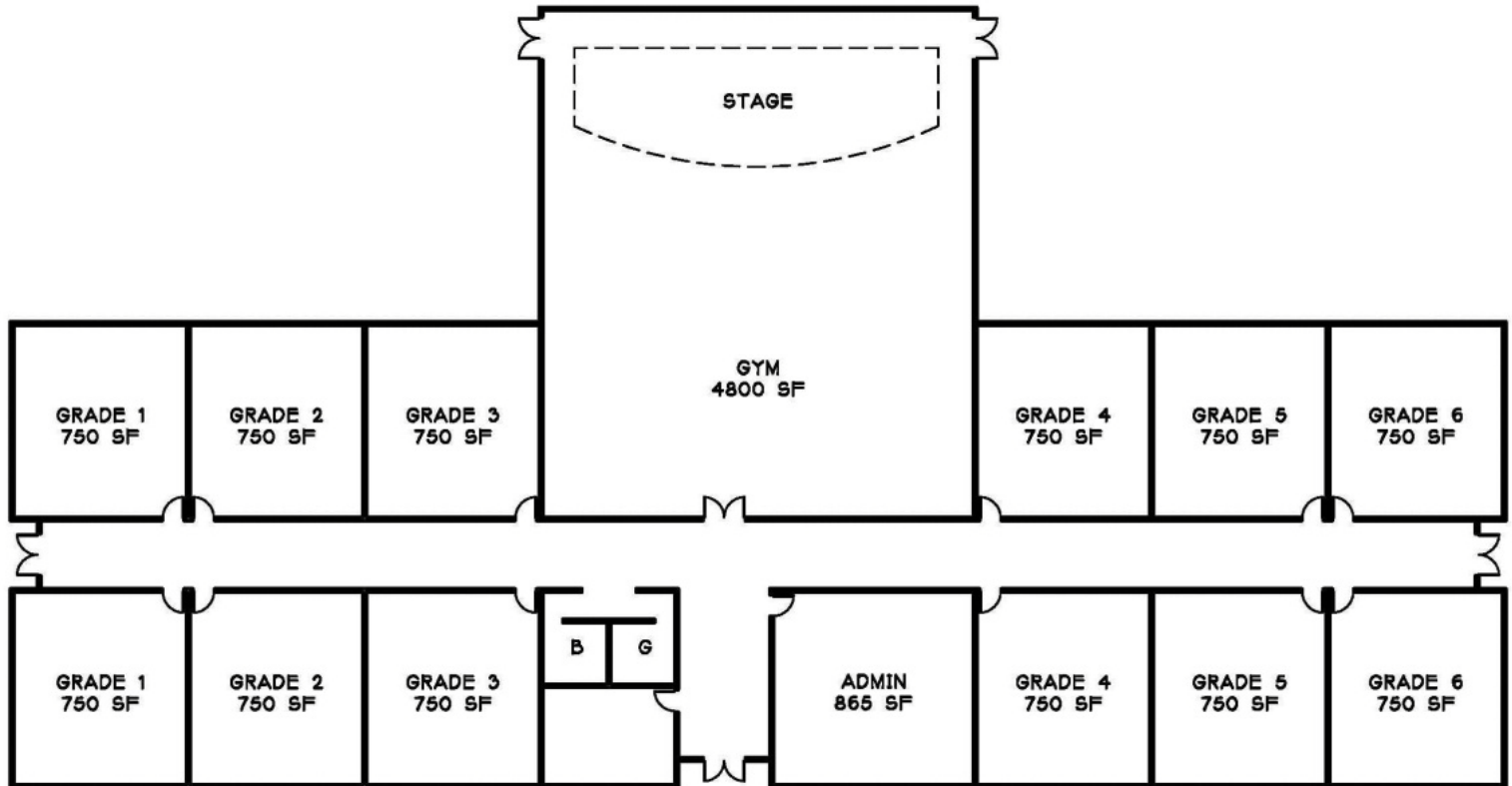
School facility capacity is affected by three major factors:

- The physical size of the classrooms;
- The student-teacher ratio; and
- The programs that the District uses to deliver educational services

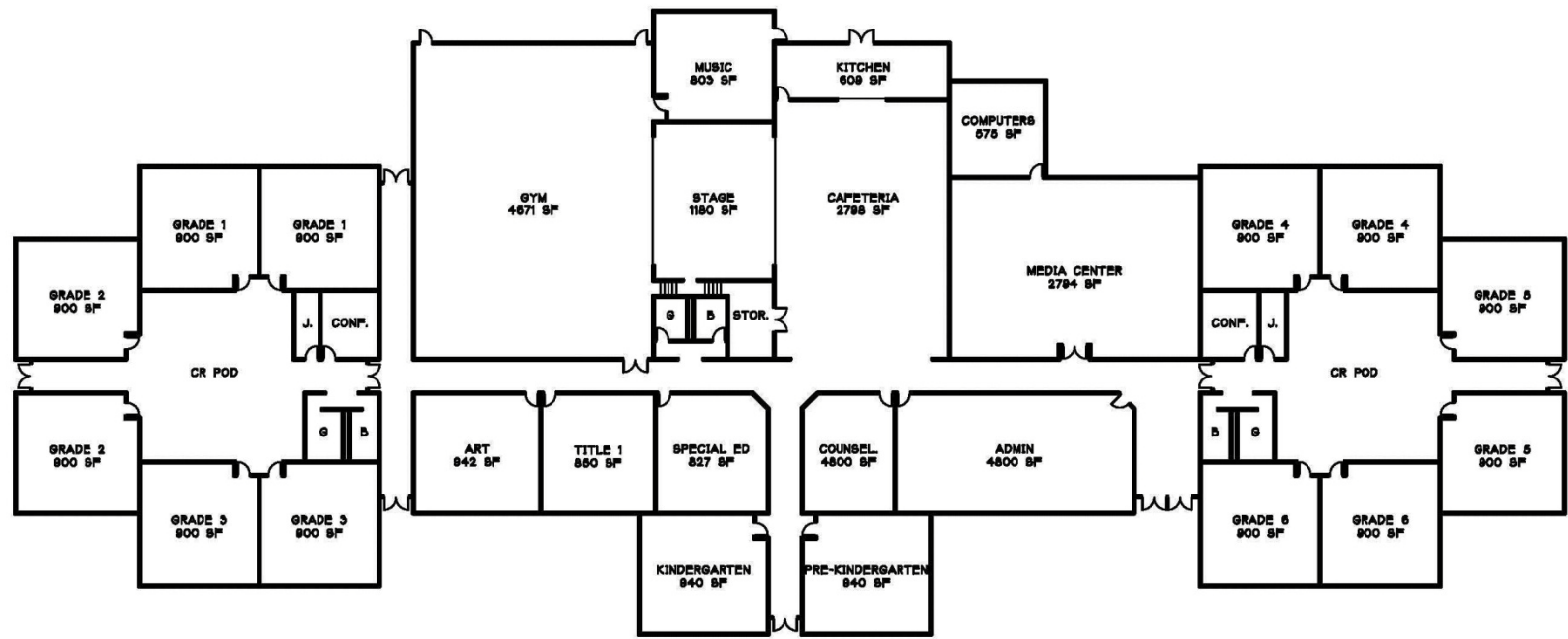
Capacity – Program Factors

- Music
- Library
- PE
- Counseling
- Psychologist
- PT/OT
- Resource Room
- Life Skills
- Pre-K Handicapped
- Remedial Reading
- ELL
- Head Start

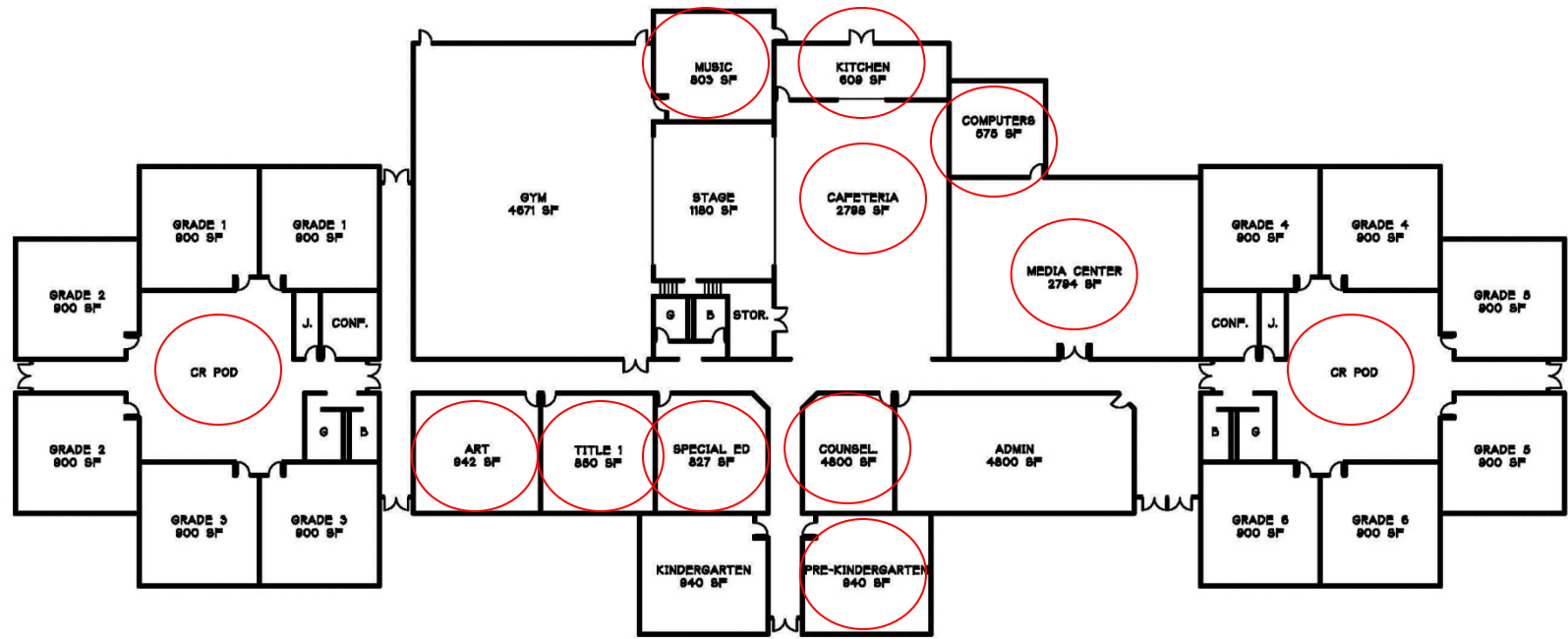
Pre-1950 School



Current-Day School



Current-Day School



Instructional Space Model

	Columbia ES		
	# Rooms	Room Capacity	Subtotal
K Half Day		0	-
K Full Day	2	25	50
Grade 1	2	25	50
Grade 2	2	25	50
Grade 3	2	25	50
Grade 4	1	25	25
Grade 5	1	28	28
Grade 6		28	-
Grades 7-8		28	-
Grades 9-12		28	-
Art		0	-
Business Labs		28	-
Computer Labs	1	0	-
Music	1	0	-
PE	2	0	-
Science		0	-
CTE		28	-
Self Cont. Sp Ed		8	-
RR/T-1 Pull Out	1	0	-
Other		0	-
Other		0	-
Total Room Count	15		253
Instructional Space Model Capacity =			253

	Wade King ES		
	# Rooms	Room Capacity	Subtotal
K Half Day		0	0
K Full Day	3	25	75
Grade 1	3	25	75
Grade 2	3	25	75
Grade 3	3	25	75
Grade 4	3	25	75
Grade 5	3	28	84
Grade 6		28	0
Grades 7-8		28	0
Grades 9-12		28	0
Art		0	0
Business Labs		28	0
Computer Labs	1	0	0
Music	1	0	0
PE	1	0	0
Science		0	0
CTE		28	0
Self Cont. Sp Ed	2	8	16
RR/T-1 Pull Out	1	0	0
Foreign Language	1	0	0
Other		0	0
Total Room Count	25		475
Instructional Space Model Capacity =			475

Facility Assessment

- **Physical Condition** – Assesses the building structure, building components, and the major building systems (e.g. HVAC, electrical, plumbing, etc.).
- **Functional Adequacy** – Assesses how well the facility supports the District’s educational program.
- **Site Condition** – Assesses the condition of the site components and systems (e.g. sidewalks, parking lots, utility infrastructure, etc.)

Physical Condition Example

BUILDING CONDITION EVALUATION FORM

Whatcom/Bellingham #501

Columbia Elementary School

County/School District

School Name

Building Name/#

COMPONENTS		RATINGS					COMMENTS	
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT (4)	COMBINED		
1.0 Exterior Building Condition 23	1.1 Foundation/Structure	+12	+8	0	+4	12		
	1.2 Walls	+8	+5	+3	+1	5		
	1.3 Roof	+7	+5	+2	0	5		
	1.4 Windows/Doors	+2	+1	0	0	1		
	1.5 Trim	+2	+1	0	0	0		
2.0 Interior Building Condition 13 Component Score	2.1 Floors	+8	+5	+2	0	5		
	2.2 Walls	+8	+5	+1	0	5		
	2.3 Ceilings	+5	+3	+1	0	3		
	2.4 Fixed Equipment	+2	+1	0	0	1		
3.0 Mechanical Systems Condition 17 Component Score	3.1 Electrical	+6	+4	+2	0	4		
	3.2 Plumbing	+4	+2	+1	0	2		
	3.3 Heating	+6	+4	+2	+1	4		
	3.4 Cooling	+6	+4	+2	+1	6	No cooling	
	3.5 Lighting	+4	+3	+2	0	3		
4.0 Safety/Building Code 12 Component Score	4.1 Means of Exit	+6	+4	+2	0	4		
	4.2 Fire Control Capability	+4	+3	+2	+1	1		
	4.3 Fire Alarm System	+4	+3	+2	+1	4		
	4.4 Emergency Lighting	+2	+1	0	0	1		
	4.5 Fire Resistance	+4	+3	+2	+1	2		
TOTALS		22	43	2	1	68		
5.0 Provisions for Handicapped		X	X	X	X			
Suitability Code and Definition (Circle Appropriate Code)	4 Building makes positive contribution to educational environment 3 Building suitable 2 Current use of space is compatible with intendend use but needs remodeling 1 Current use of space is not compatible with intendend use or design							
Significant Location Factors / Overall Conclusions								
Evaluator Signature _____						Date	Unadjusted Score	Adjusted Score
School Official Signature _____						11/1/2007	68	62

Physical Condition Scores

90+	Good: The building and/or a majority of its systems are in good condition and only require routine maintenance.
65-89	Fair: The building and/or some of its systems are in fair condition and require minor repair.
40-64	Poor: The building and/or a significant number of its systems are in poor condition and require major repair or renovation.
Below 40	Unsatisfactory: The building and/or a majority of its systems should be considered for replacement.

Site / Date of Original Construction		Physical Condition Score	Score Description
Larrabee ES	1920	53	Poor
Sunnyland ES	1954	52	Poor
Lowell ES	1914	62	Poor
Happy Valley ES	1956	50	Poor
Parkview ES	1957	56	Poor
Columbia ES	1925	62	Poor
Carl Cozier ES	1951	61	Poor
Alderwood ES	1956	64	Poor
Roosevelt ES	1972	66	Fair
Silver Beach ES	1977	77	Fair
Geneva ES	1982	85	Fair
Northern Heights ES	2002	94	Good
Cordata ES	2011	100	Good
Wade King ES	2008	100	Good
Sehome HS	1966	50	Poor
Options High School	NA	NA	NA
District Office	1908	NA	NA

Note: The bolded scores indicate that significant facility work has been done on the building since the 2007 Study and Survey.

Functional Adequacy Example

Columbia Elementary School
Bellingham School District
Bellingham, WA
 Total Score = 67% or "Poor"
 Date Scored: Date
 Scorer: Dr. Jerry Gee

	Program Space Needed?	Total Possible Points 93	Assigned Points	Percent	Comment Areas					Comments	
					Size	Adjacency	Storage	Fixed Equip.	Lighting, IAQ, Acoustics		Other
Exterior											
Pedestrian Circulation	Y	1	0.75	0.8%							One rear entrance is equipped with a ramp for ADA accessibility.
Vehicle Circulation (incl. service vehicles)	Y	1	0.5	0.5%		x				x	The school utilizes on-street drop-off zones for parents, although almost all students walk to school.
Grounds and Fields	Y	1	0.75	0.8%				x			The school utilizes the same playground equipment for all age groups.
Parking	Y	1	0	0.0%	x						The school does not have any off-street parking
Safety-Security, Signage, Fencing, Etc.	Y	1	0.5	0.5%		x					There is not a direct line of sight supervision from the office to the main entrance. The second floor is not ADA accessible.
Exterior Subtotal		5	2.5	2.7%							
Administration											
Administrators	Y	1	0.25	0.3%	x	x	x				The principal's office is very small. The work room also serves as the nurse's room. It is not equipped with a sink or restrooms. The administrative offices do not have adequate built-in storage.
Reception-Clerical-Business	Y	1	0.75	0.8%	x		x				The clerical space is small and does not have adequate storage.
Discipline (Security, Detention, ISS, etc.)	N	0		0.0%							
Administrative Support	Y	2	1	1.1%	x			x			The faculty work room also serves as a nursing area and is inadequate in size and storage area.
Administrative Subtotal		4	2	2.2%							

Functional Adequacy Scores

90+	Good: The facility design supports the educational program offered. It may have minor functional adequacy problems but generally meets the needs of the educational program.
75-89	Fair: The facility has some problems meeting the needs of the educational program and may require some improvements
50-74	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant improvements
Below 50	Unsatisfactory: The facility is functionally inadequate and does not support the educational program in many areas.

Site / Date of Original Construction	Functional Adequacy Score	Score Description	
Larrabee ES	1920	44	Unsatisfactory
Sunnyland ES	1954	67	Poor
Lowell ES	1914	49	Unsatisfactory
Happy Valley ES	1956	75	Fair
Parkview ES	1957	67	Poor
Columbia ES	1925	67	Poor
Carl Cozier ES	1951	73	Poor
Alderwood ES	1956	75	Fair
Roosevelt ES	1972	77	Fair
Silver Beach ES	1977	84	Fair
Geneva ES	1982	76	Fair
Northern Heights ES	2002	96	Good
Cordata ES	2011	97	Good
Wade King ES	2008	97	Good
Sehome HS	1966	68	Poor
Options High School	NA	NA	NA
District Office	1908	80	Fair

Site Condition Example

Site Condition Scores

90+	Good: The site and/or a majority of its systems are in good condition and only require routine maintenance.
65-89	Fair: The site and/or some of its systems are in fair condition and require minor repair.
40-64	Poor: The site and/or a significant number of its systems are in poor condition and require major repair or renovation.
Below 40	Unsatisfactory: The site and/or a majority of its systems should be considered for replacement.

Site	Site Condition Score	Score Description
Alderwood ES	75.0	Fair
Birchwood ES		
Carl Cozier ES	89.5	Fair
Columbia ES	91.5	Good
Cordata ES	100.0	Good
Geneva ES	87.5	Fair
Happy Valley ES	85.5	Fair
Larrabee ES	87.5	Fair
Lowell ES	91.0	Good
Northern Heights ES	100.0	Good
Parkview ES	75.5	Fair
Roosevelt ES	81.5	Fair
Silver Beach ES	85.5	Fair
Sunnyland ES	95.5	Good
Wade King ES	100.0	Good
Sehome HS	90.0	Good
Options Alternative School	86.0	Fair
District Office	99.5	Good

Summary of Scores

Study Schools Sorted by Composite Scores

Site / Date of Original Construction	Sq. Ft.	Acres	Permanant Capacity	Current Enrollment (Fall '12)	Current Utilization	Physical Condition Score	Functional Adequacy Score	Site Condition Score	Weighted Score	
Larrabee ES	1920	18,260	1.30	153	187	122%	53	44	87.5	53.8
Sunnyland ES	1954	32,607	2.90	253	315	125%	52	67	95.5	60.9
Lowell ES	1914	35,427	2.20	294	243	83%	62	49	91.0	61.0
Happy Valley ES	1956	38,697	7.46	331	294	89%	50	75	85.5	61.1
Parkview ES	1957	33,882	4.10	322	269	84%	56	67	75.5	61.3
Columbia ES	1925	35,041	3.00	253	280	111%	62	67	91.5	66.5
Carl Cozier ES	1951	45,390	4.00	356	339	95%	61	73	89.5	67.5
Alderwood ES	1956	49,106	10.68	331	306	92%	64	75	75.0	68.4
Roosevelt ES	1972	50,140	14.20	434	419	97%	66	77	81.5	70.9
Silver Beach ES	1977	48,364	10.00	406	416	102%	77	84	85.5	80.0
Geneva ES	1982	52,014	8.80	459	385	84%	85	76	87.5	82.6
Northern Heights ES	2002	50,108	16.00	434	427	98%	94	96	100.0	95.2
Cordata ES	2011	54,000	20.00	475	466	98%	100	97	100.0	99.1
Wade King ES	2008	50,640	16.00	475	463	97%	100	97	100.0	99.1
Birchwood ES	1928	40,000	5.06	356	-	0%				
Totals w/o Portables		633,676	125.70	5,332	4,809	90%				
Sehome HS	1966	175,623	40.50	1,262	1,003	79%	50	68	90.0	59.4
Options High School	NA	-	2.90	-	89	NA	NA	NA	86.0	NA
District Office	1908	47,715	1.41				NA	80	99.5	NA

Discussion, Questions, and Answers

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Next Steps...