

Vashon Island School District

Capital Projects Update

August 15, 2019

Project	Status	Funding
Chautauqua Elementary		
	All bond work is complete.	2017 Bond
McMurray		
Locker Room Upgrade	Retainage release complete.	2017 Bond
Window Replacement	Retainage release complete.	2017 Bond
Exterior Paint	Options reviewed with Board in March of 2019	2017 Bond
Vashon Island High School Track, Field & Grandstands		
Turf & Track	DA Hogan has certified that all work is complete. Retainage release process underway with State agencies.	2017 Bond & King County YFS Grant (\$75K)
Gym Maintenance	Toilet partitions were installed over the summer and the drinking fountain in the gym was replaced with a combination bottle filler/drinking fountain.	Gym Reserves
Vashon Island High School Campus– Other Projects		
Building K Student Link Partial Renovation	Retainage release process underway with State agencies.	2017 Bond



Maintenance Shop

New Building

With assistance from Joe McDermott’s office, King County Roads has agreed to defer a significant portion of the SW 204th Street frontage improvement requirements to Phase 2, the relocation of the bus maintenance building. This allows the District to budget the scope and costs as part of a future bond issue. These requirements will be included in the Conditional Use Permit (CUP).

2017 Bond

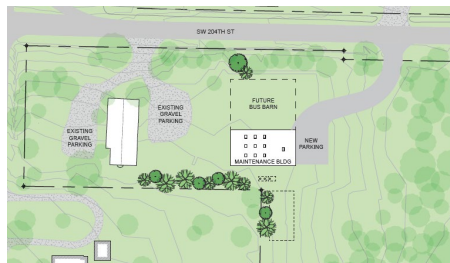
The CUP will cover both Phase 1 and Phase 2 of the work on this site. It will specify a number of things regarding development including the size and height of the buildings, landscape requirements, stormwater treatment, septic location and required frontage improvements. The specific text for the frontage improvements will read:

“The south side of SW 204th St. from the stop bar near its intersection with Vashon Hwy SW to the point approximately 500 feet east where the driveway for the proposed maintenance facility connects to SW 204th St., shall be widened to include at minimum an 8 foot shoulder.

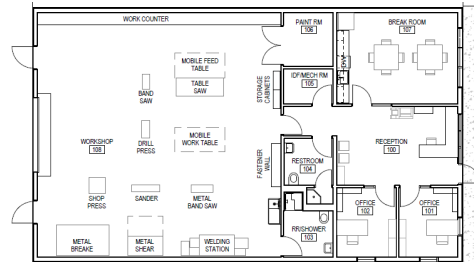
Widening of the remaining SW 204th St. frontage is required but will be deferred to Phase Two of the proposed improvements. Also, during Phase Two of the proposed improvements the road widened in Phase One and Phase Two will be full width overlaid in accordance with section 4.03(1) of the 2016 King County Road Design and Construction Standards. The limits of this overlay will be determined during Phase Two by the county as described in section 4.03(1).”

With this challenge resolved, the CUP will be issued. There will be an approximate 30-day appeal period and then assuming there are no appeals, drawings can be submitted for the Building and Site permits. This will likely put Building Permit issuance into late 2019 or early 2020.

Given the delay in resolving the required frontage improvements, staff is planning to bid the project in conjunction with the Building and Site Permit review. This strategy has been reviewed with 2 general contractors, and both agree a spring construction start, with time for planning between the bid opening and site work, would be beneficial to the project for price, quality, and constructability.



Site Plan



Floor Plan



Budget

We continue to track within the overall budget for all projects as of August 13, 2019. Note that all retainage dollars for the various projects are shown as paid, even if they are being held pending State approvals.

