

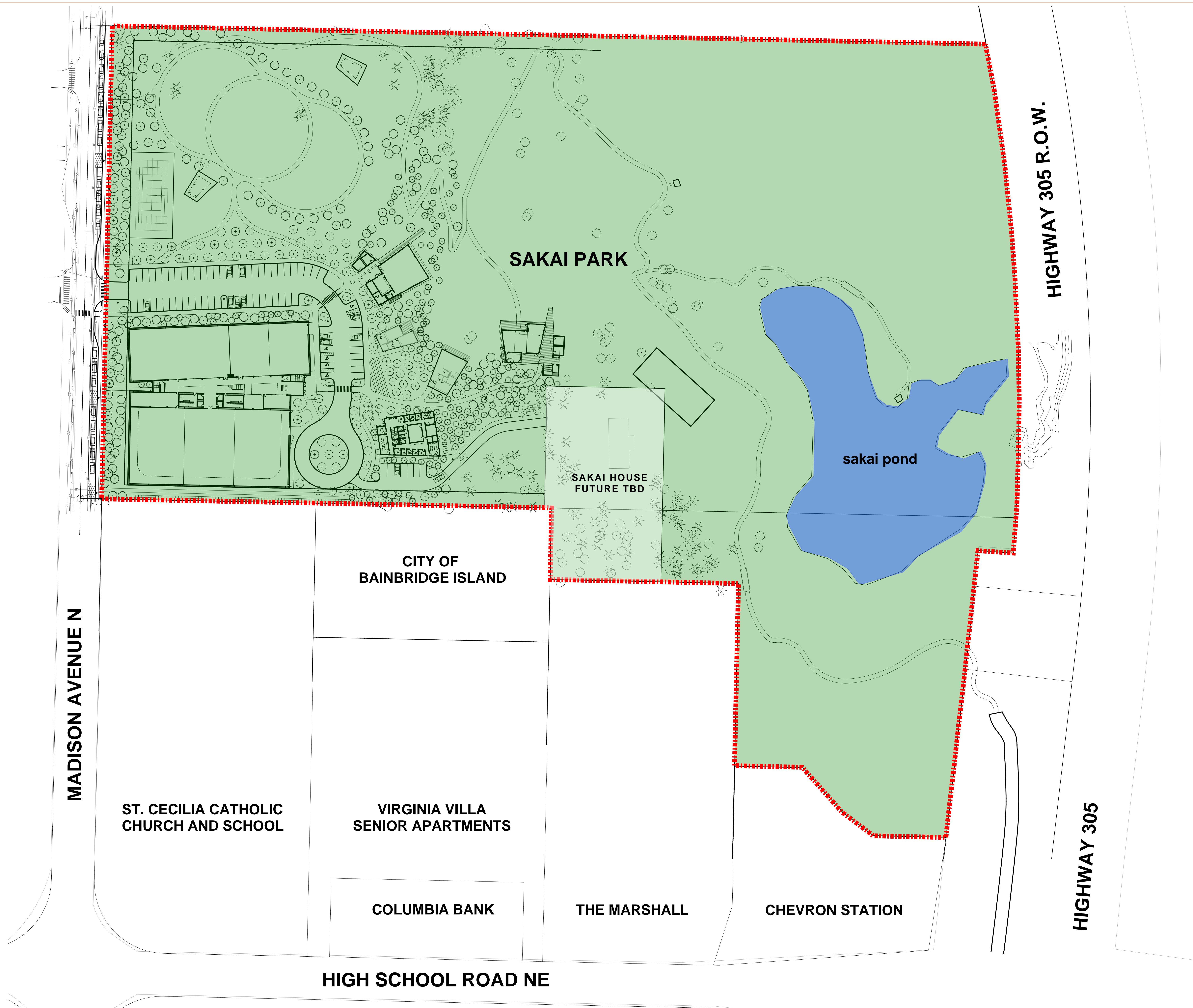
SCHEMATIC DESIGN  
BAINBRIDGE ISLAND SAKAI PARK DRAFT  
JUNE 2019



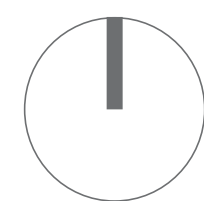
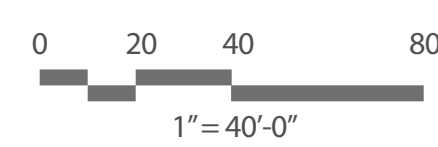
Bainbridge Island  
Metro Park & Recreation District

JONES JONES  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS





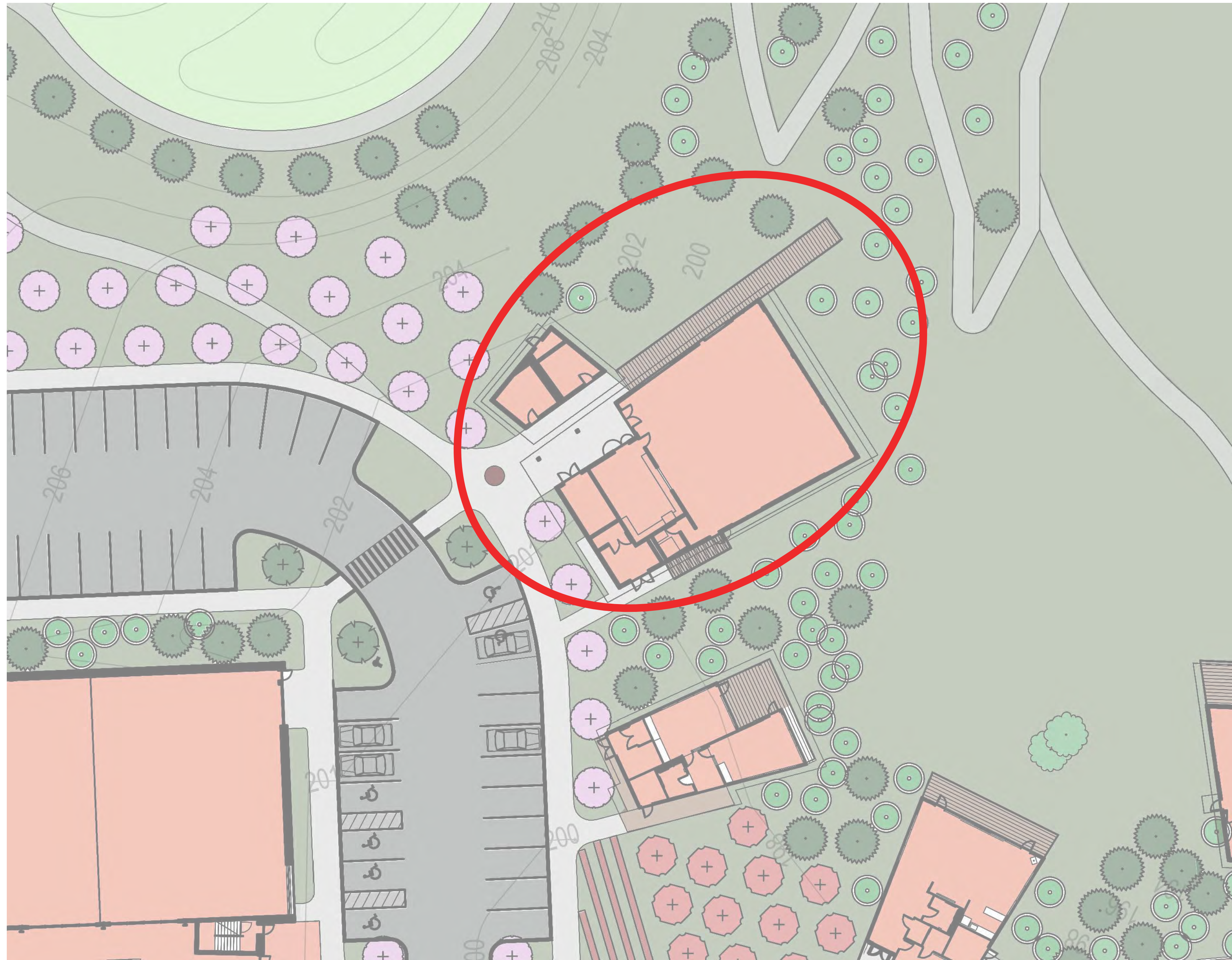




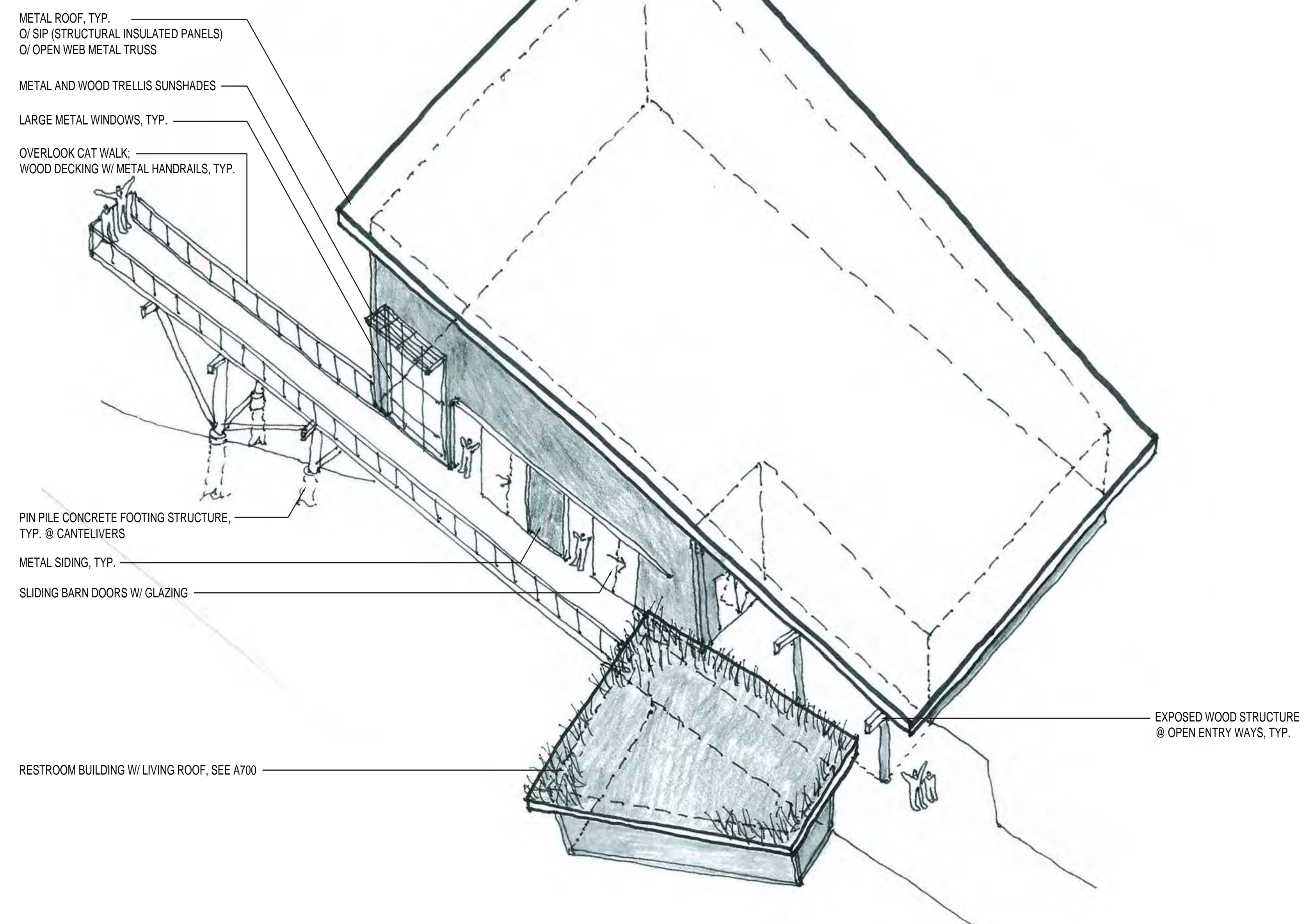






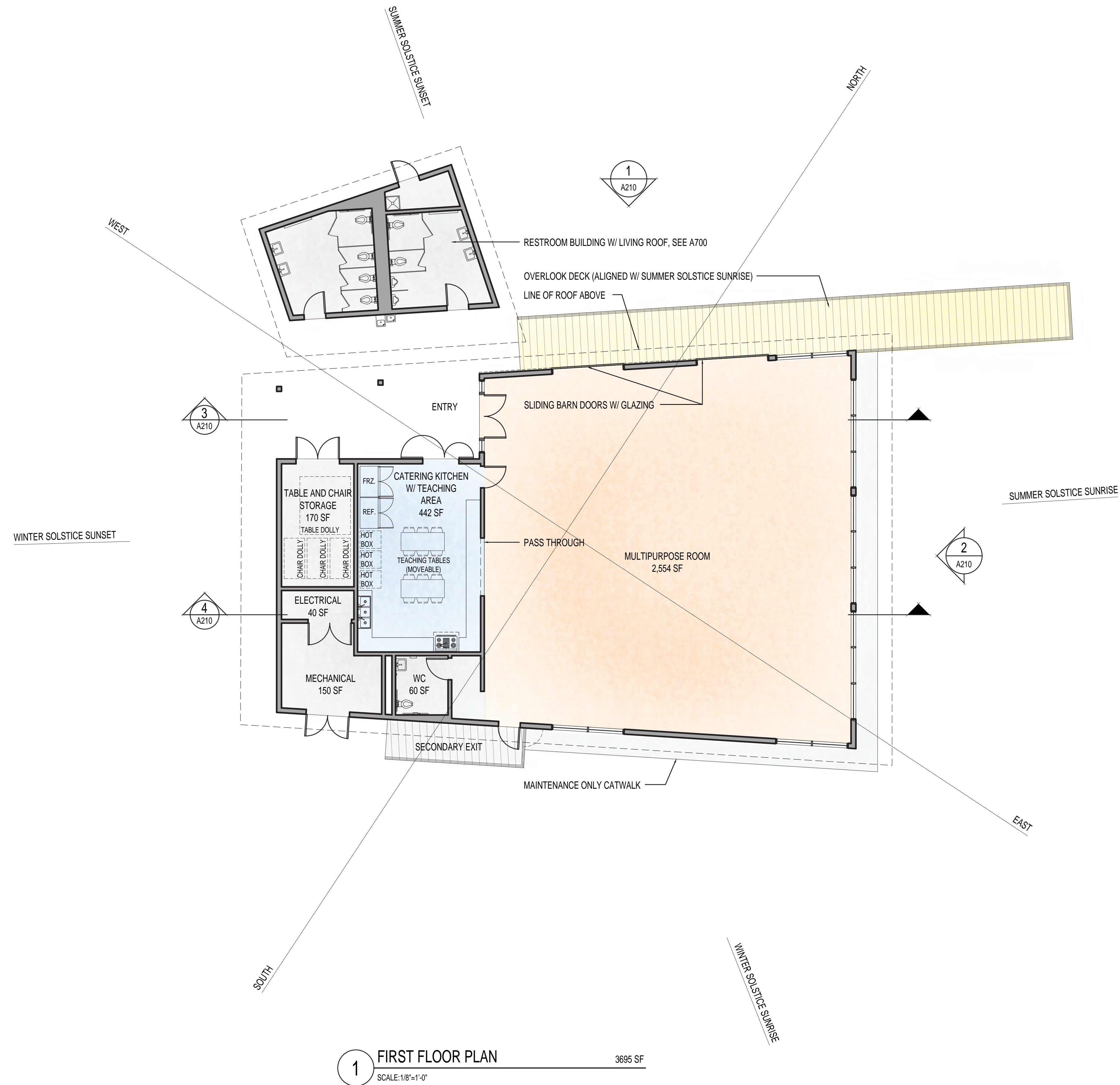


1 SITE PLAN  
SCALE: 1/20  
0 10 20 40  
1" = 20'-0"



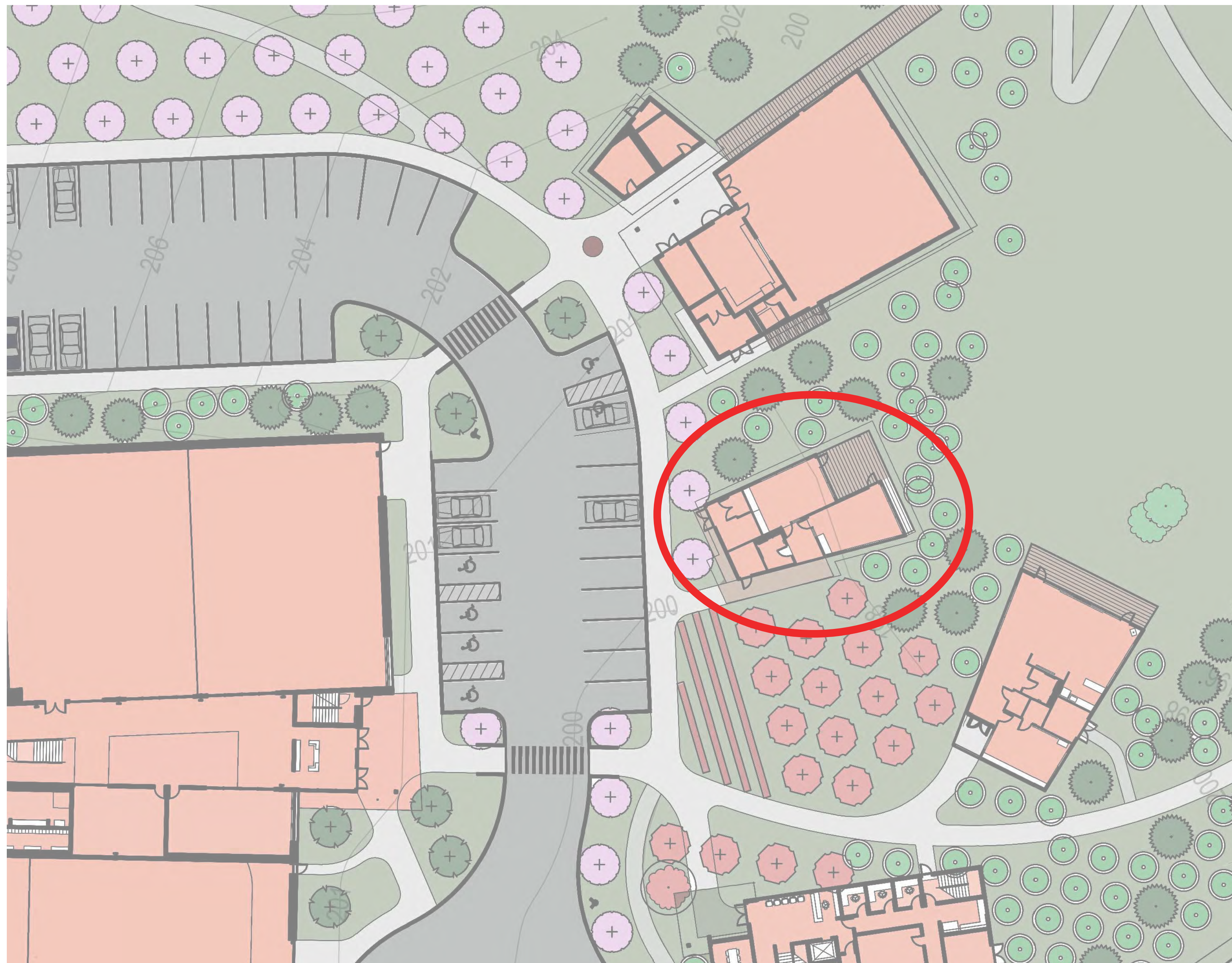
2 BUILDING AXONOMETRIC  
SCALE: 1/20  
1" = 20'-0"





**General Notes:**  
Additional storage space will be  
incorporated into next phase of design.





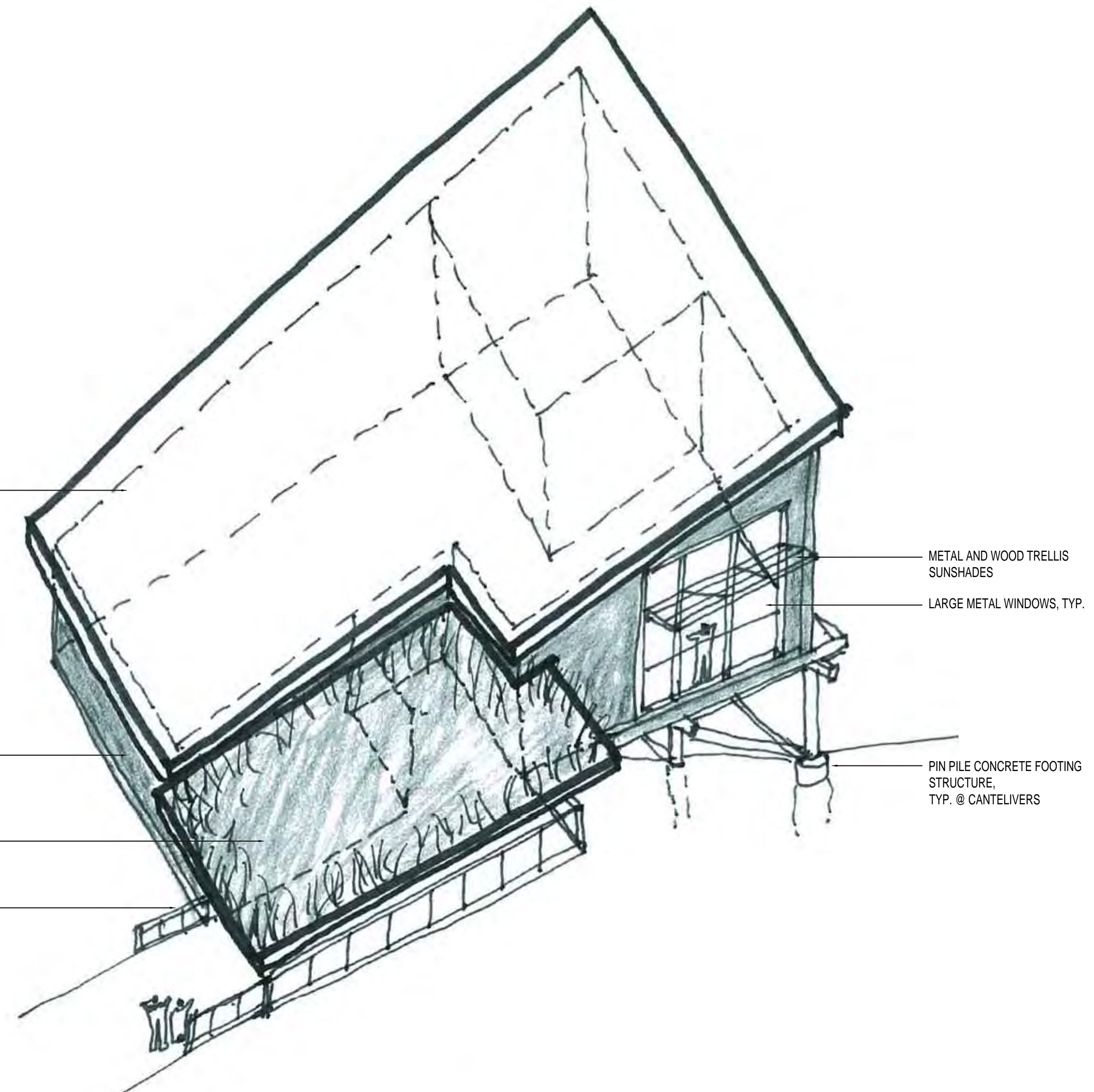
1 SITE PLAN  
SCALE: 1/20  
0 10 20 40  
1" = 20'-0"

METAL ROOF, TYP.  
O/ SIP (STRUCTURAL INSULATED PANELS)  
O/ OPEN WEB METAL TRUSS

METAL SIDING TYP.

LIVING ROOF W/ EXPOSED WOOD STRUCTURE  
@ OPEN ENTRY WAYS TYP., STORAGE, AND  
RESTROOM

WOOD DECKING W/ METAL HANDRAILS, TYP.

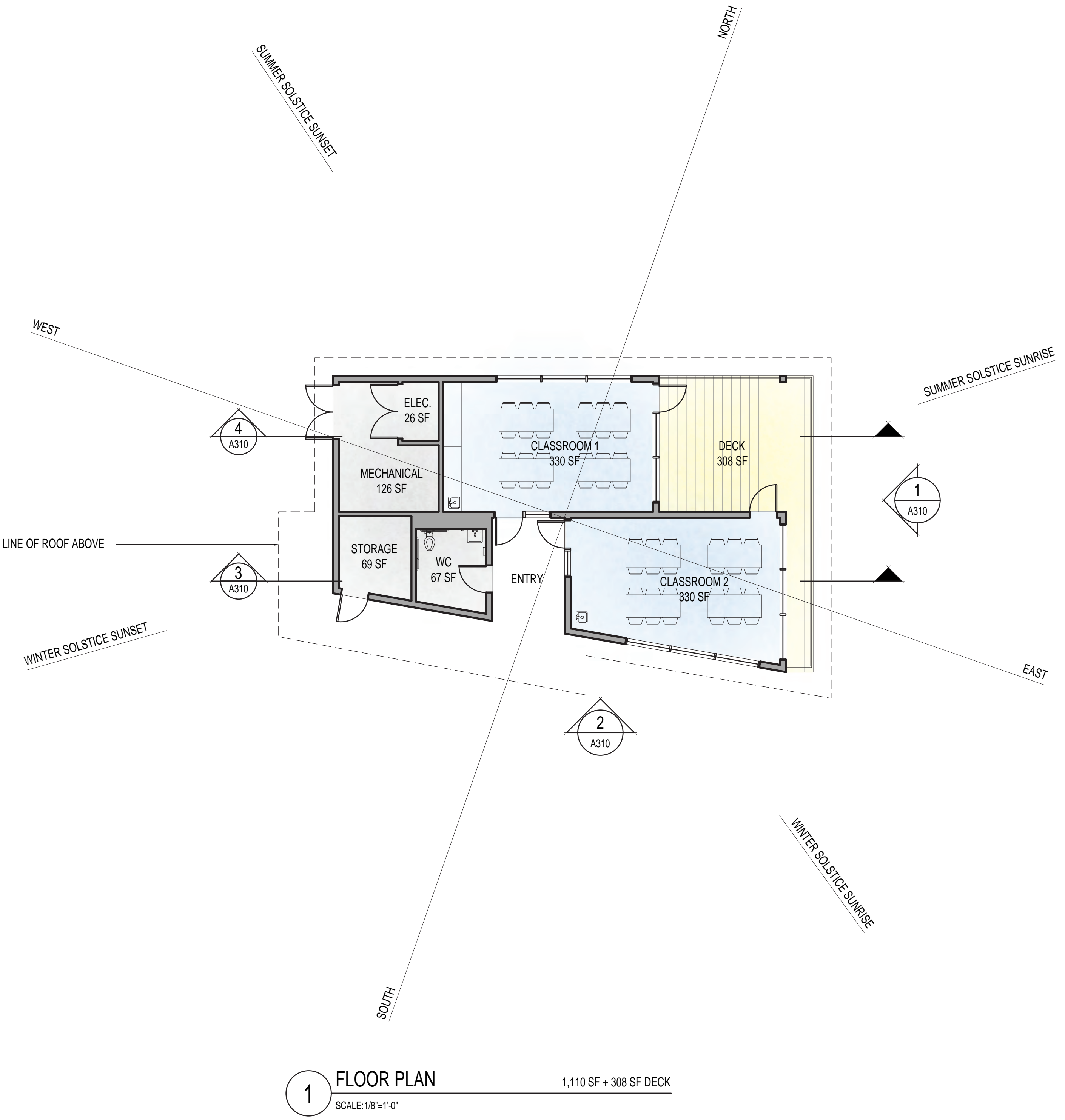


METAL AND WOOD TRELLIS  
SUNSHADES  
LARGE METAL WINDOWS, TYP.

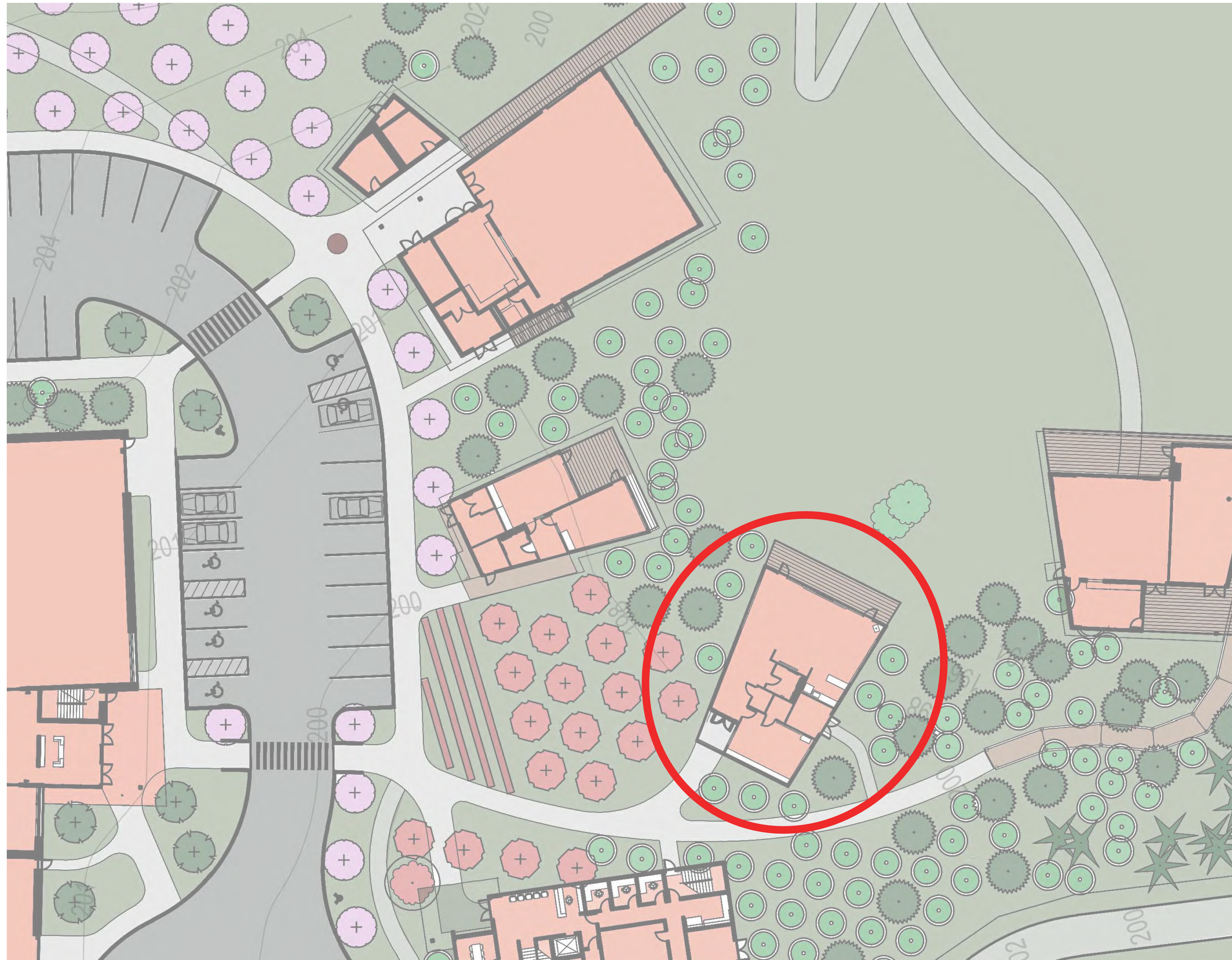
PIN PILE CONCRETE FOOTING  
STRUCTURE,  
TYP. @ CANTILVERS

2 BUILDING AXONOMETRIC  
SCALE: 1/20









1 SITE PLAN  
SCALE: 1/20  
0 10 20 40  
1" = 20'-0"

METAL ROOF, TYP.  
O/ SIP (STRUCTURAL INSULATED PANELS)  
O/ OPEN WEB METAL TRUSS

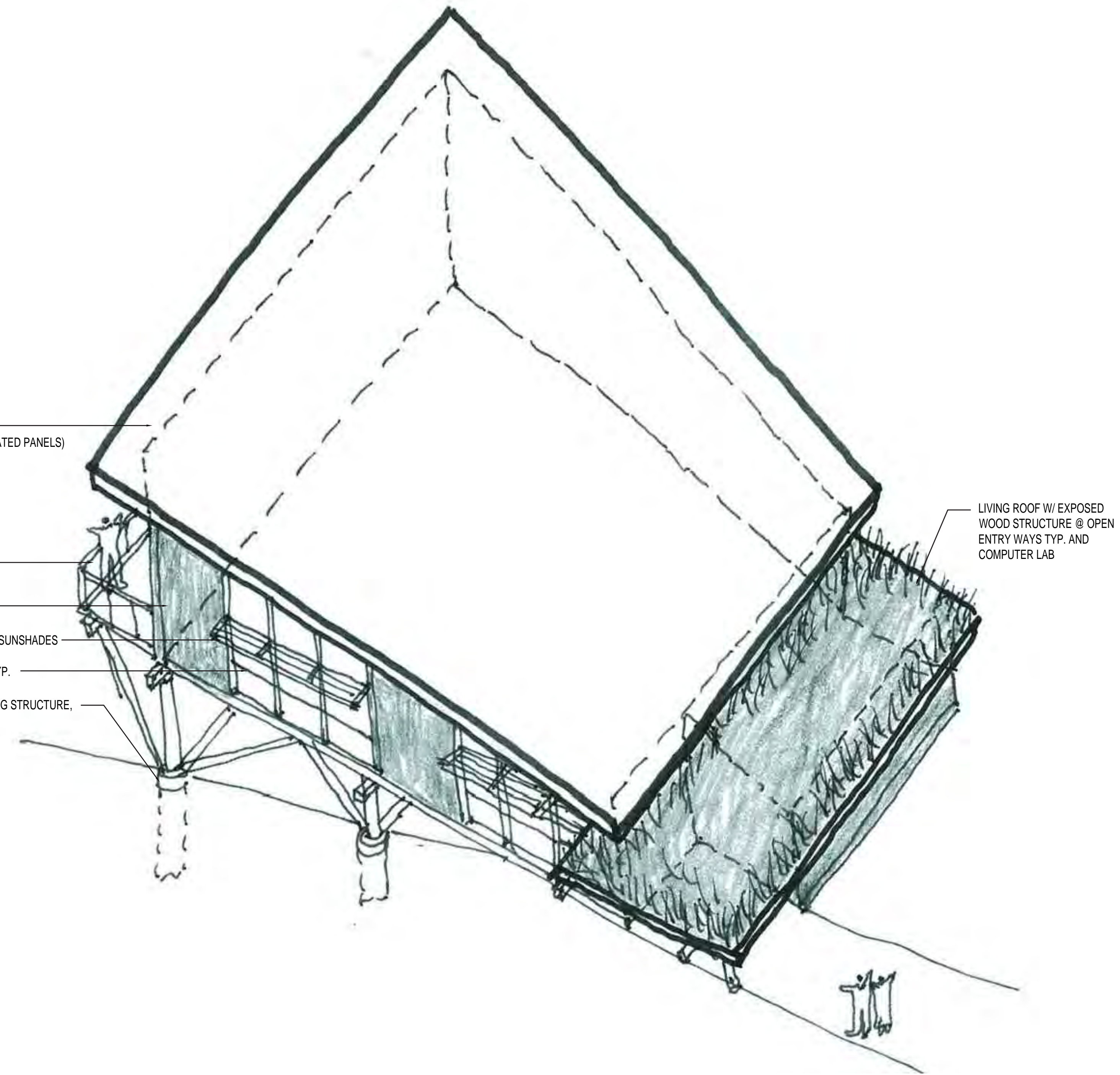
WOOD DECKING W/ METAL  
HANDRAILS, TYP.

METAL SIDING TYP.

METAL AND WOOD TRELLIS SUNSHADES

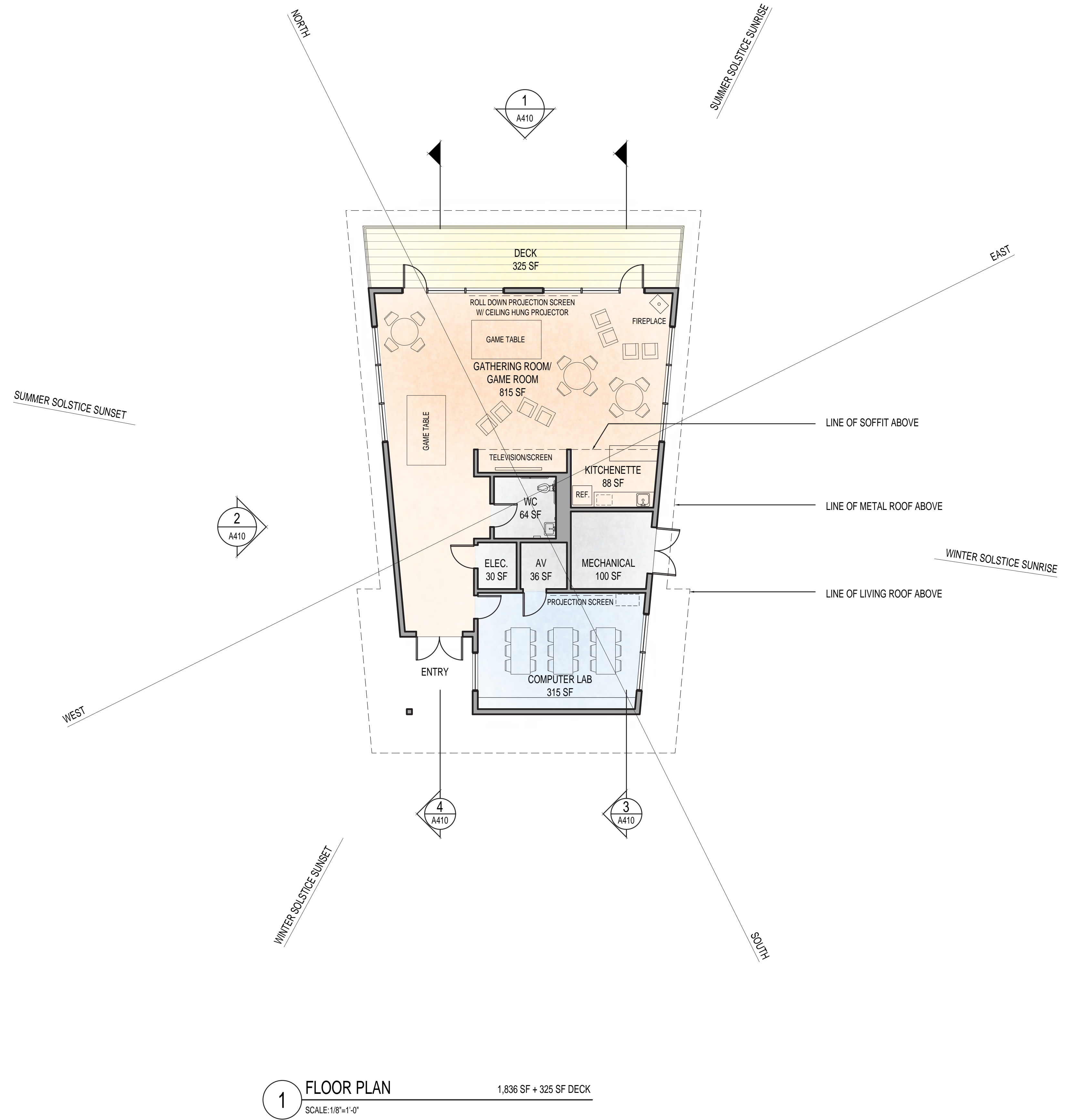
LARGE METAL WINDOWS, TYP.

PIN PILE CONCRETE FOOTING STRUCTURE,  
TYP. @ CANTILVERS



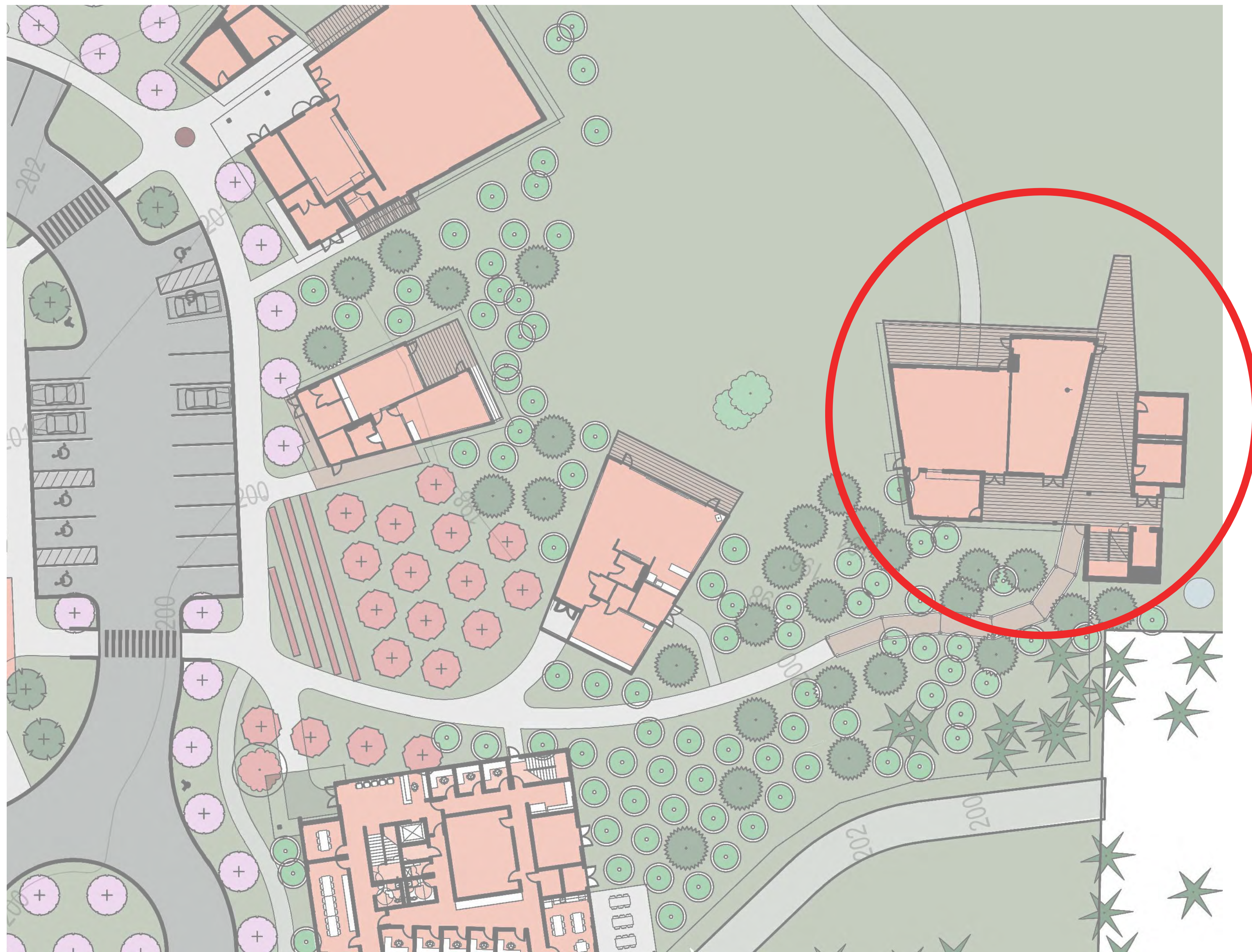
2 BUILDING AXONOMETRIC  
SCALE: 1/20



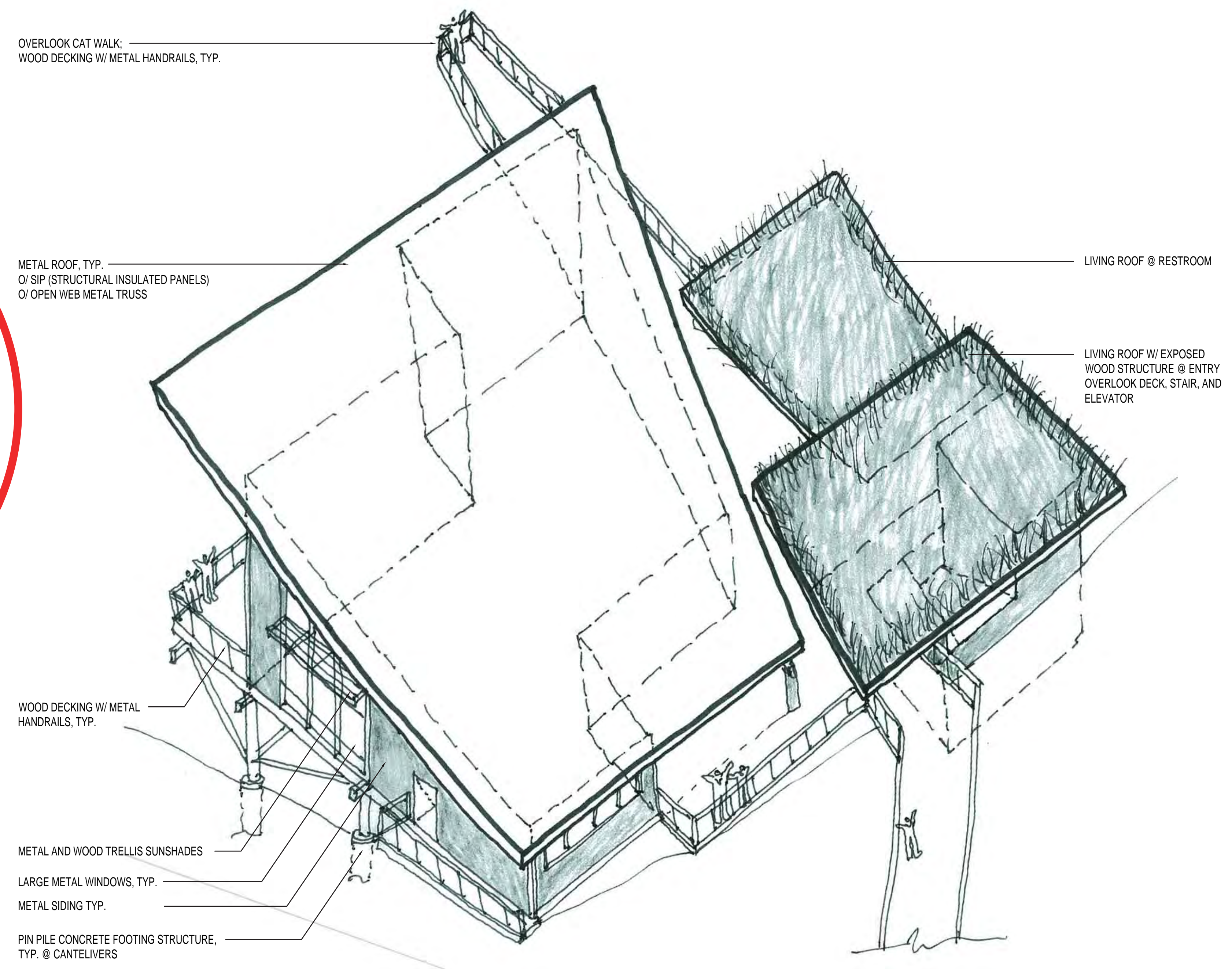


**General Notes:**  
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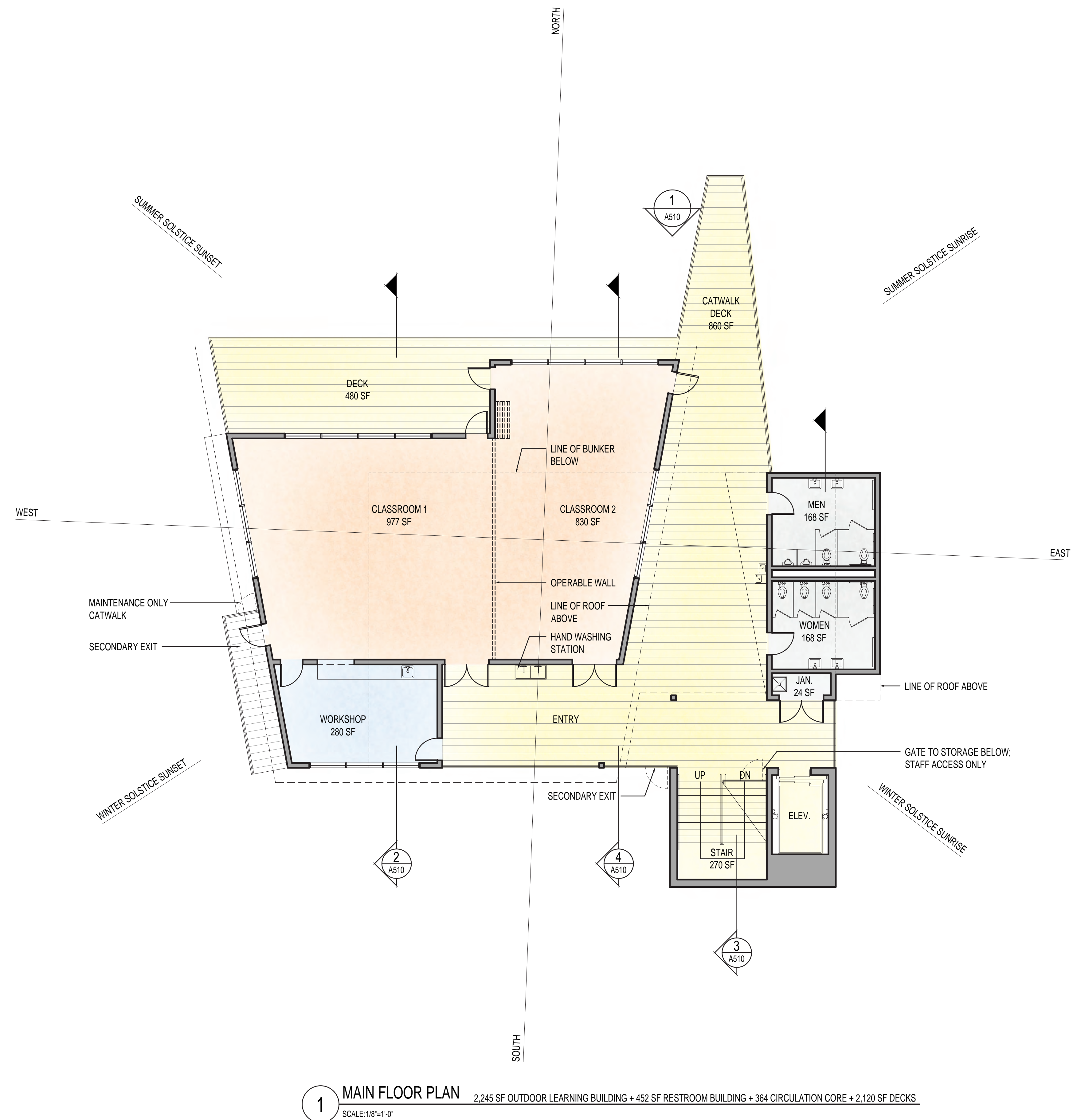


1 SITE PLAN  
SCALE: 1/20  
0 10 20 40  
1" = 20'-0"

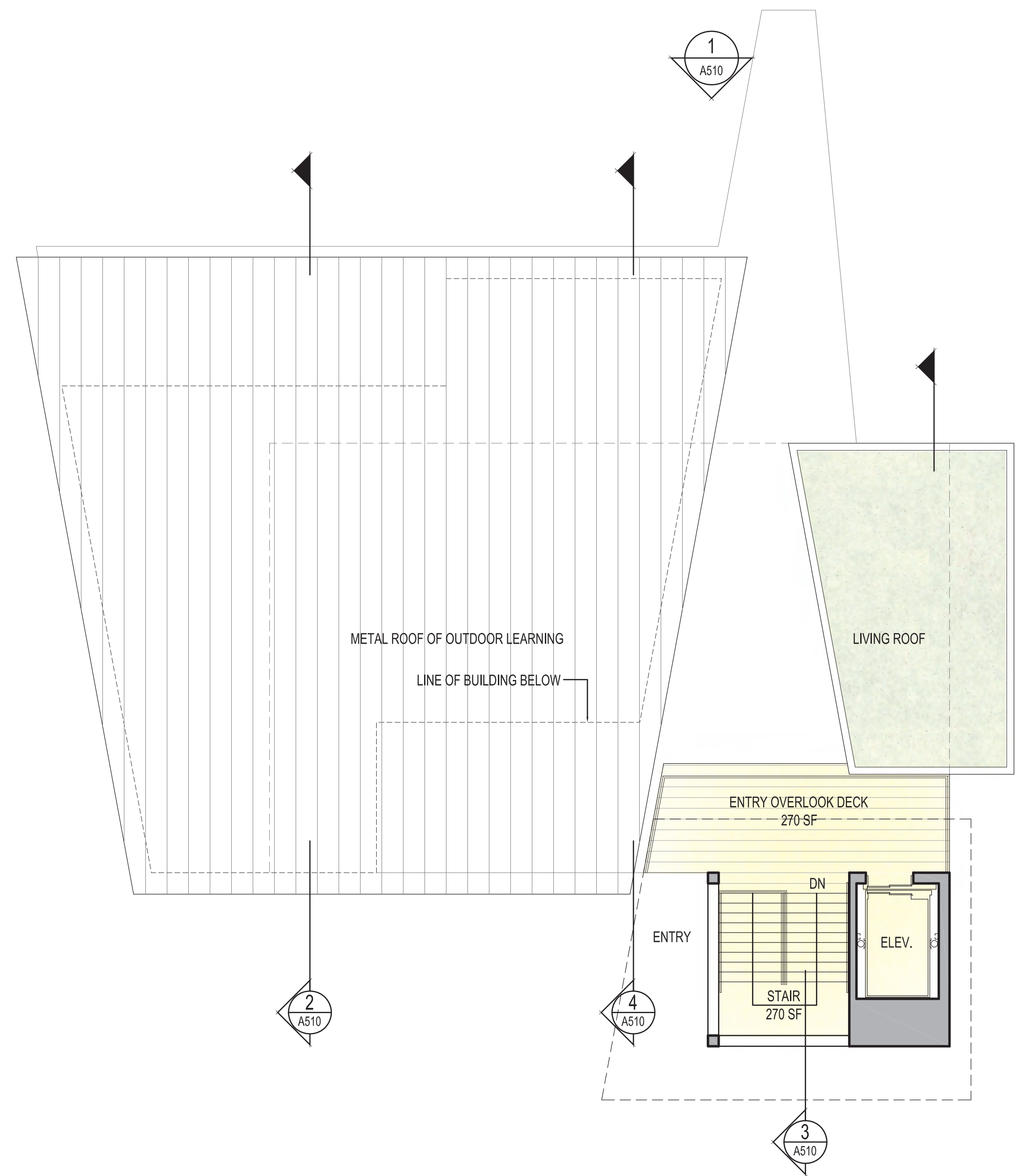


2 BUILDING AXONOMETRIC  
SCALE: 1/20

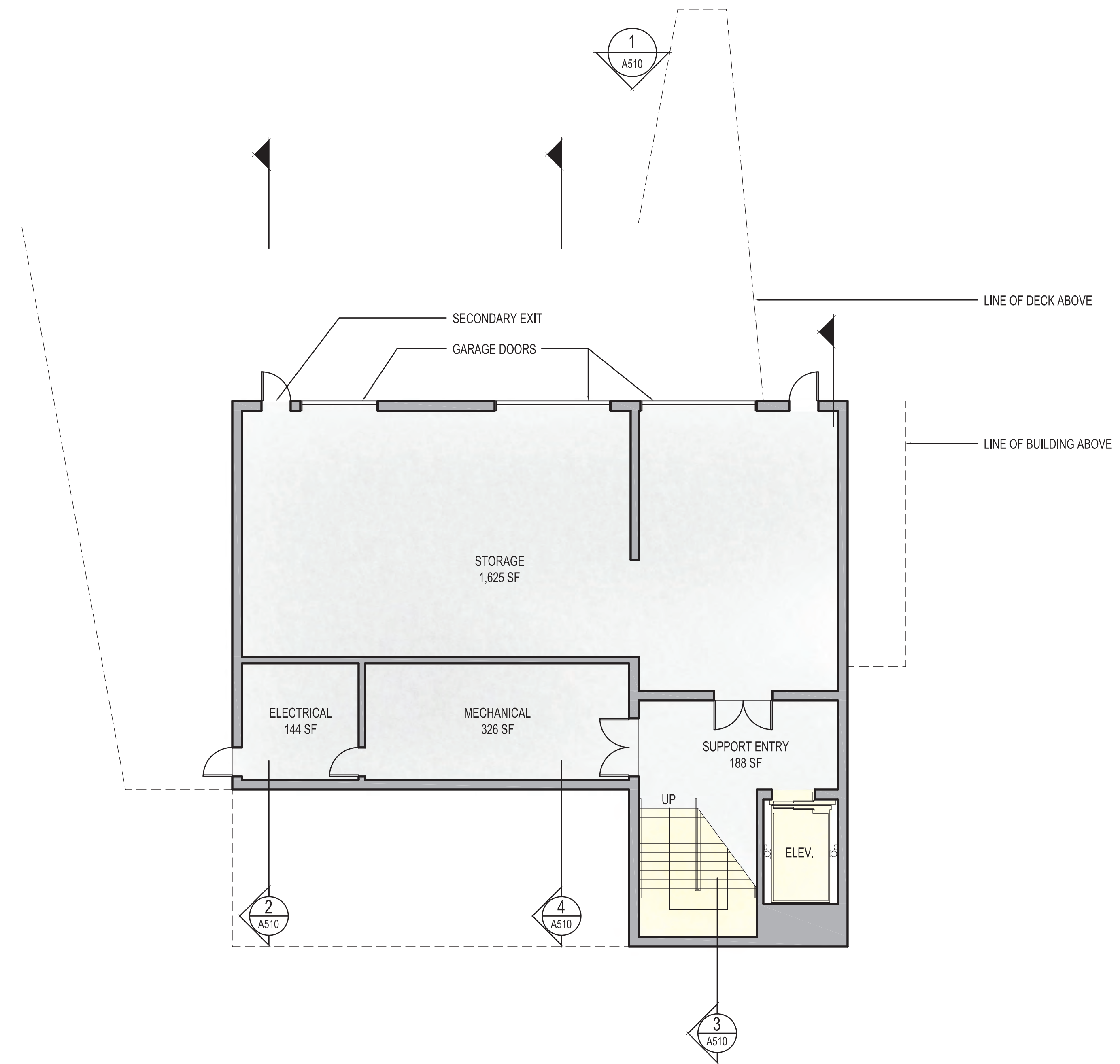








1 UPPER FLOOR PLAN 384 SF CIRCULATION CORE + 270 SF DECK  
SCALE: 1/8"=1'-0"

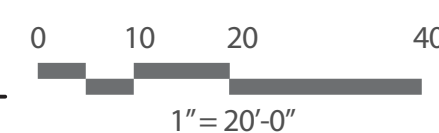


2 BASEMENT FLOOR PLAN 2,897 SF  
SCALE: 1/8"=1'-0"





1 SITE PLAN  
SCALE: 1/20



METAL ROOF, TYP.  
O/ SIP (STRUCTURAL INSULATED PANELS)

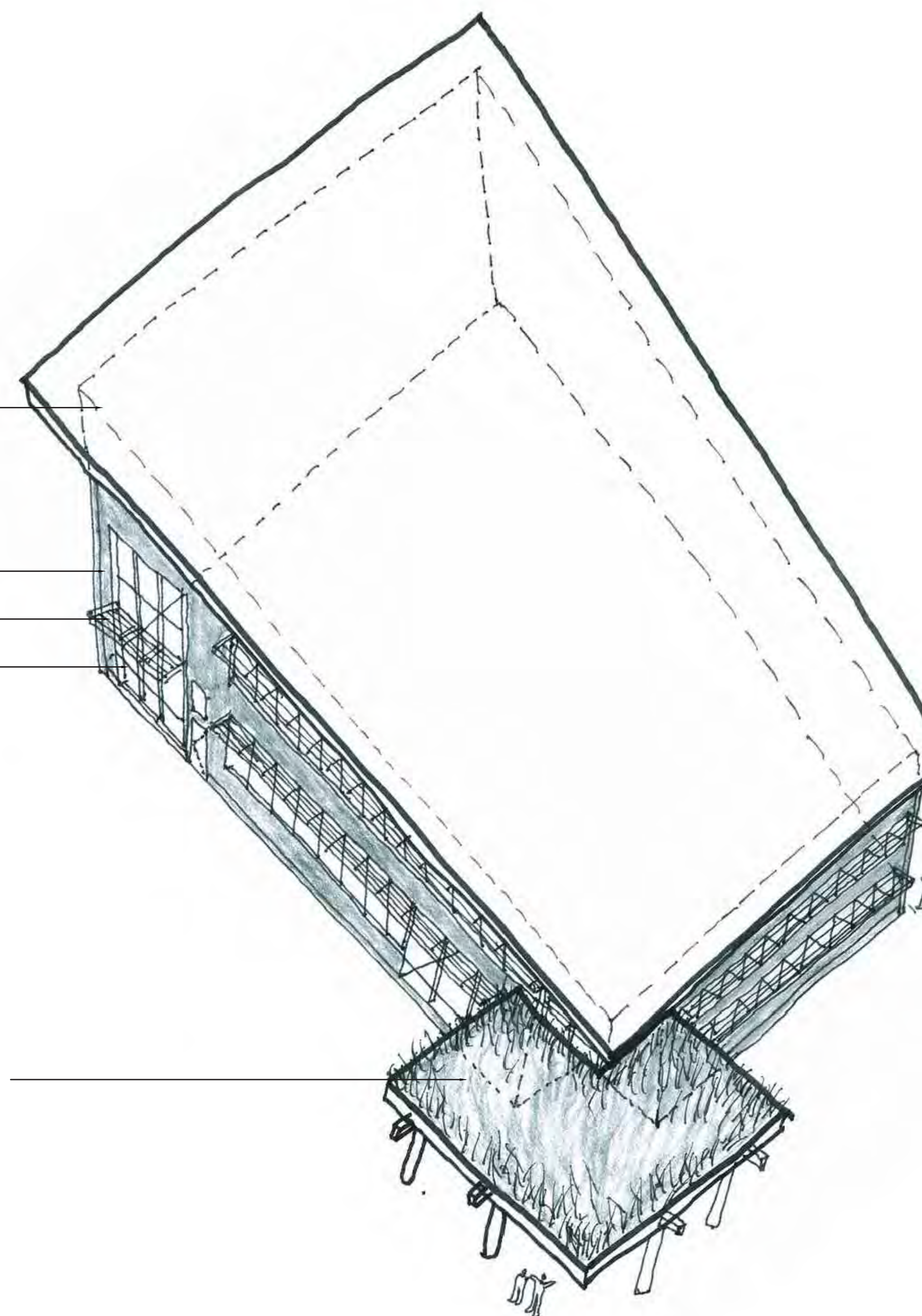
METAL SIDING TYP.

METAL AND WOOD TRELLIS SUNSHADES

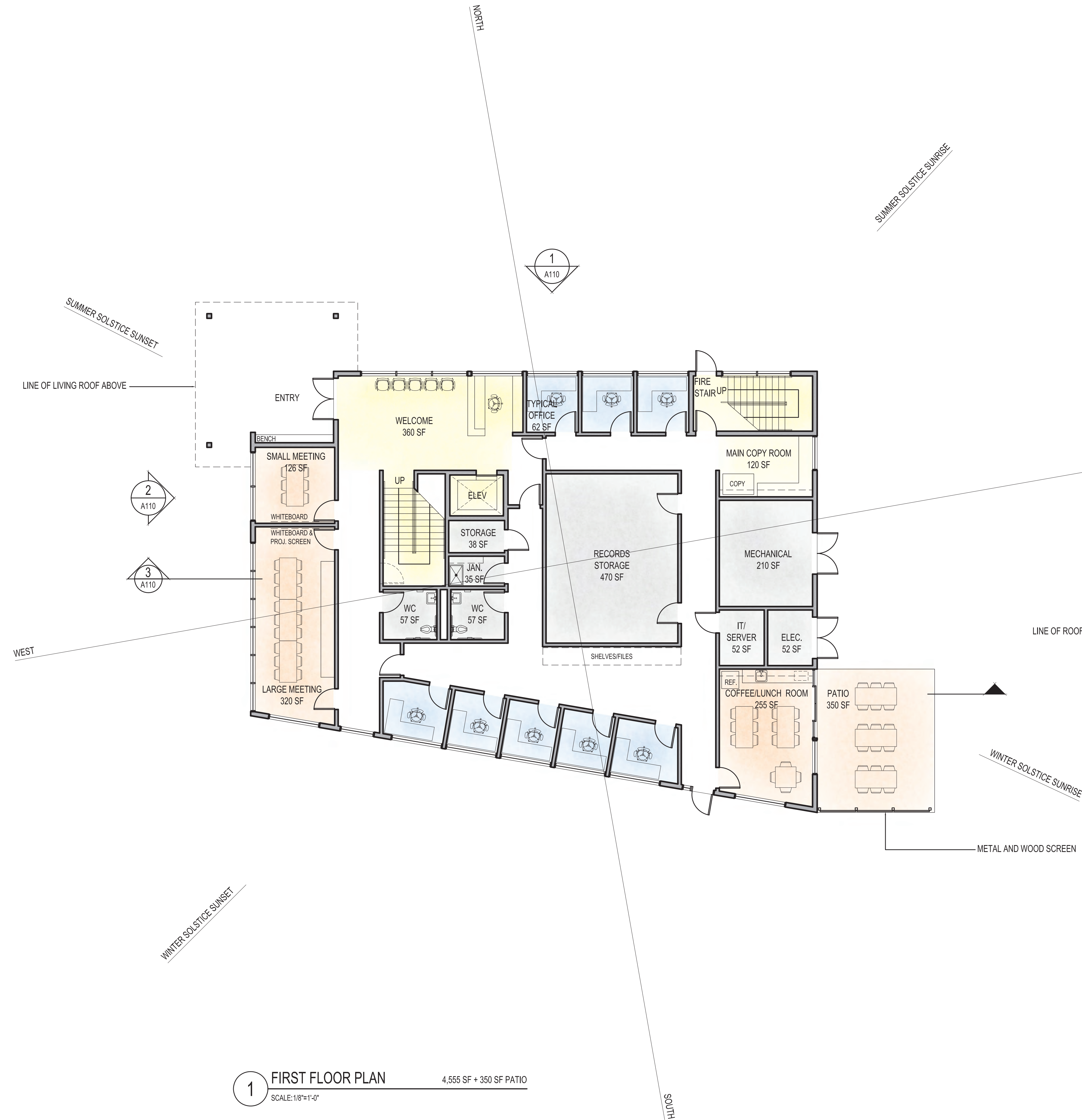
LARGE METAL WINDOWS, TYP.

LIVING ROOF W/ EXPOSED WOOD STRUCTURE  
@ OPEN ENTRY WAYS, TYP.

2 BUILDING AXONOMETRIC  
SCALE: 1/20

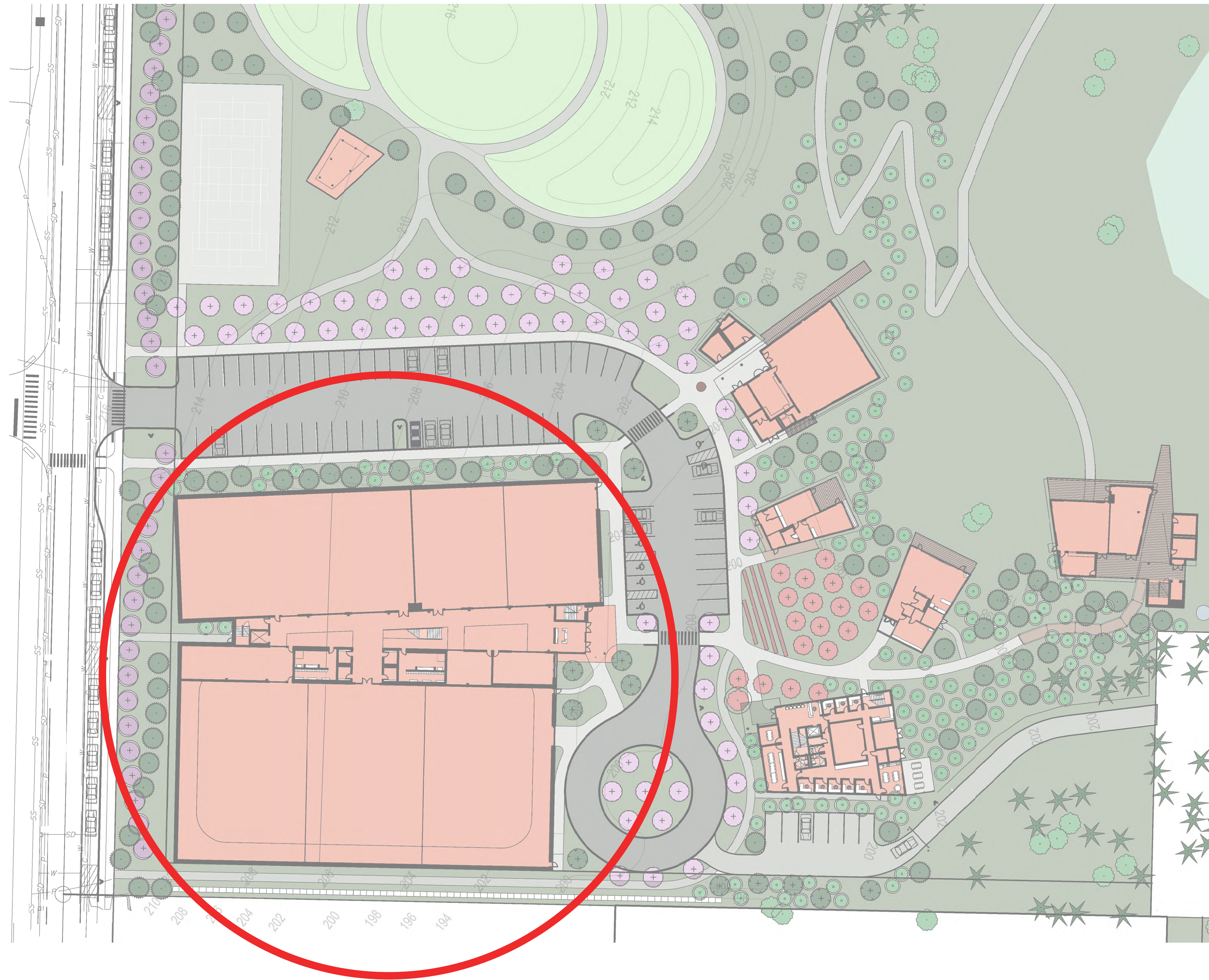






**General Notes:**  
Additional storage space will be incorporated into next phase of design.





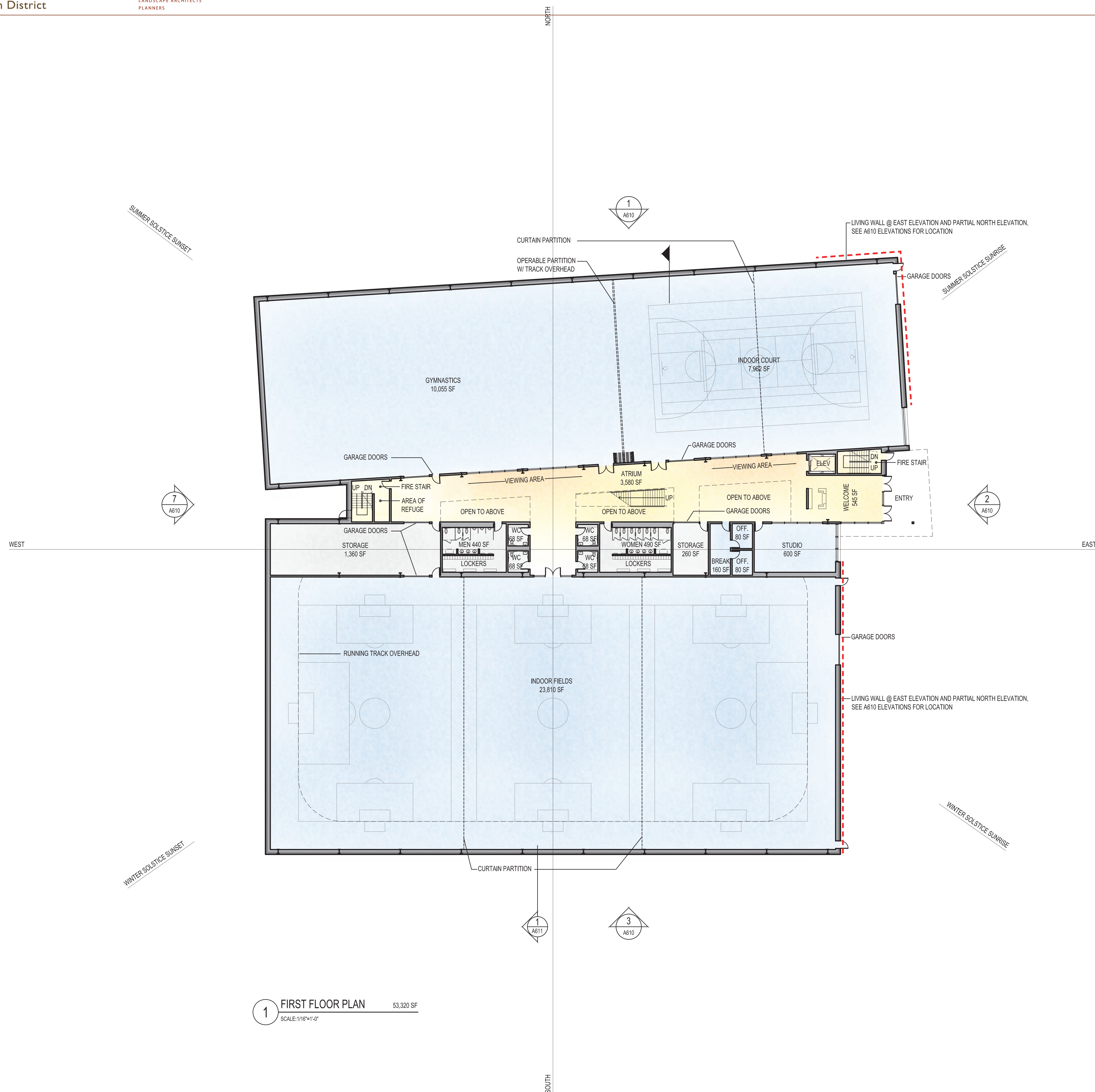
1 SITE PLAN  
SCALE: 1/40  
0 10 20 40  
1" = 20'-0"

METAL ROOF @ CLERESTORIES  
CLERESTORIES W/ MECHANICALLY OPERATED  
WINDOWS FOR NATURAL LIGHT AND VENTILATION;  
FRITTED GLASS TO REDUCE GLARE  
METAL AND WOOD TRELLIS SUNSHADES  
FIBER CEMENT BOARD PANEL SIDING @ WINDOWS  
METAL WINDOWS, TYP.  
METAL SIDING, TYP.

LIVING WALL @ EAST ELEVATION AND PARTIAL NORTH ELEVATION,  
SEE A610 ELEVATIONS FOR LOCATION  
LIVING ROOF W/ EXPOSED WOOD STRUCTURE  
@ OPEN ENTRY WAYS TYP.

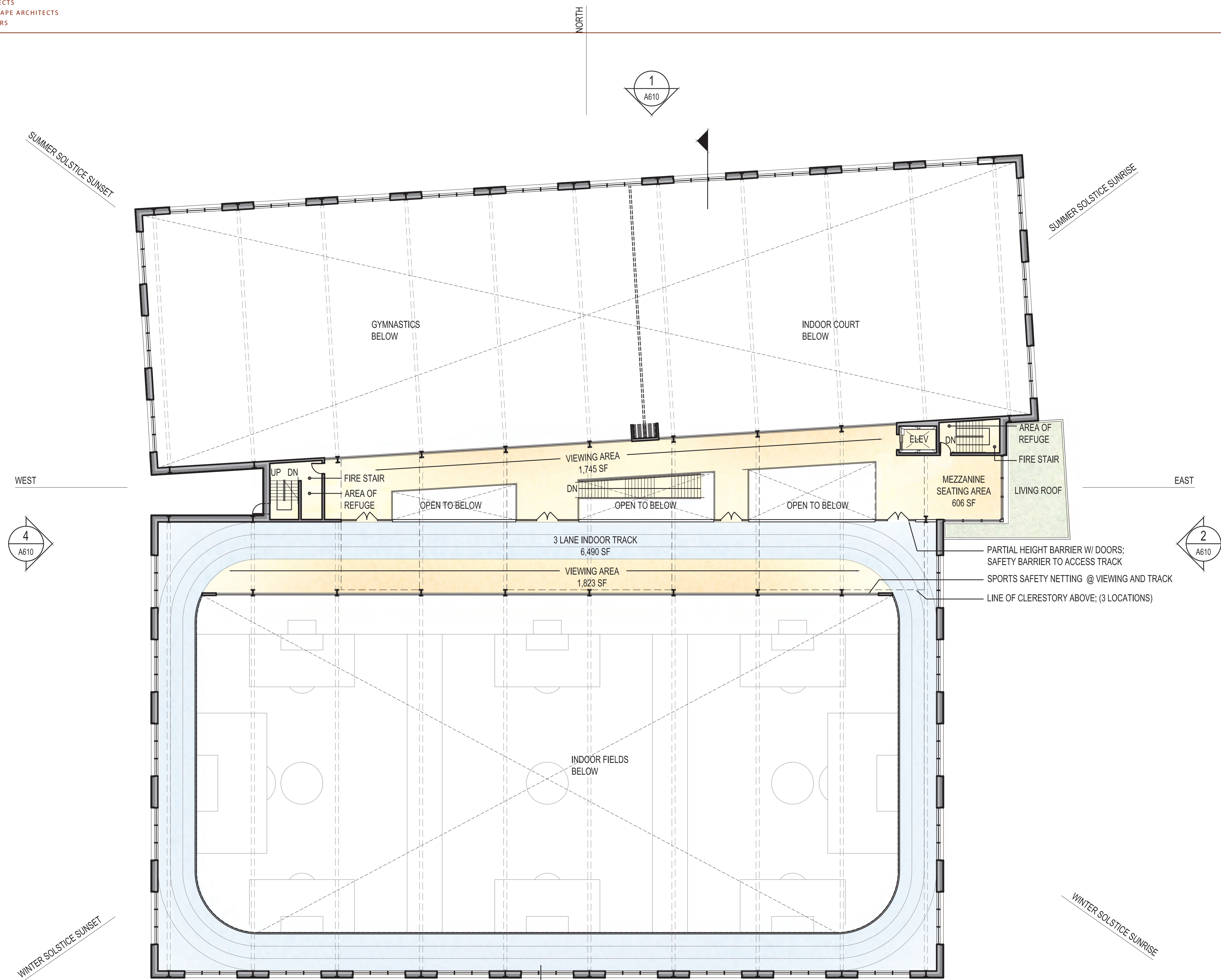
2 BUILDING AXONOMETRIC  
SCALE: 1/20



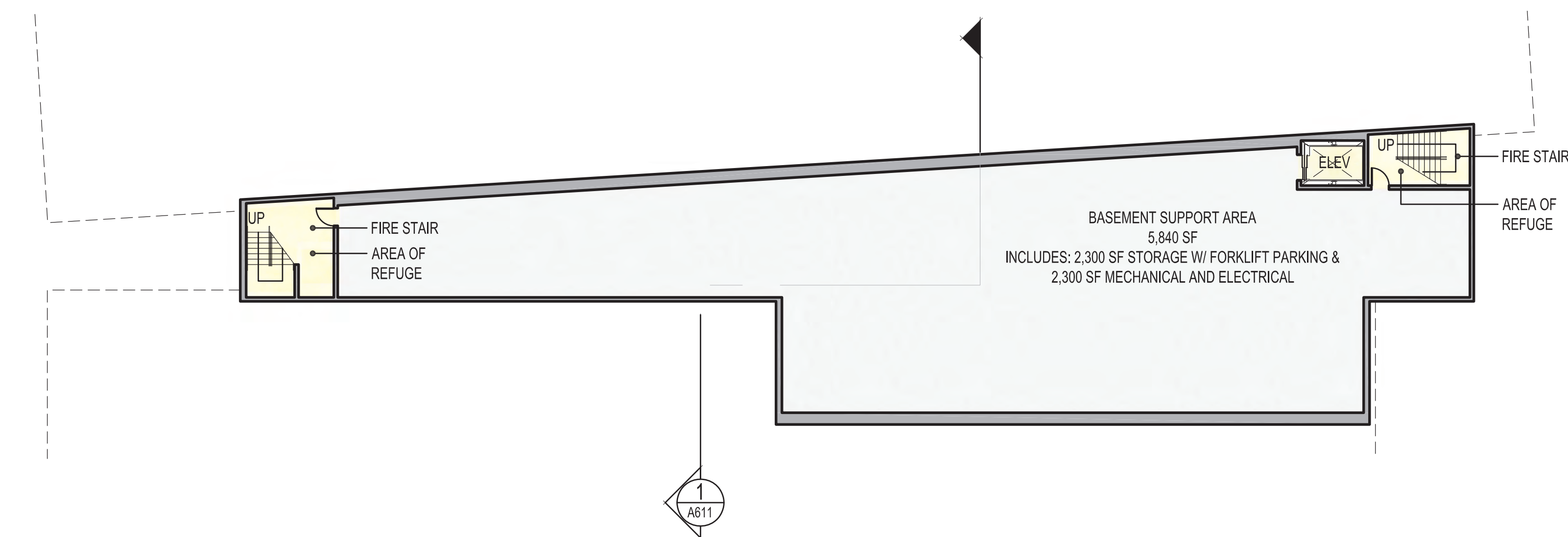


General Notes:  
Additional storage and administration space will be incorporated into next phase of design.





1 SECOND FLOOR PLAN 12,765 SF  
SCALE: 1/16"=1'-0"

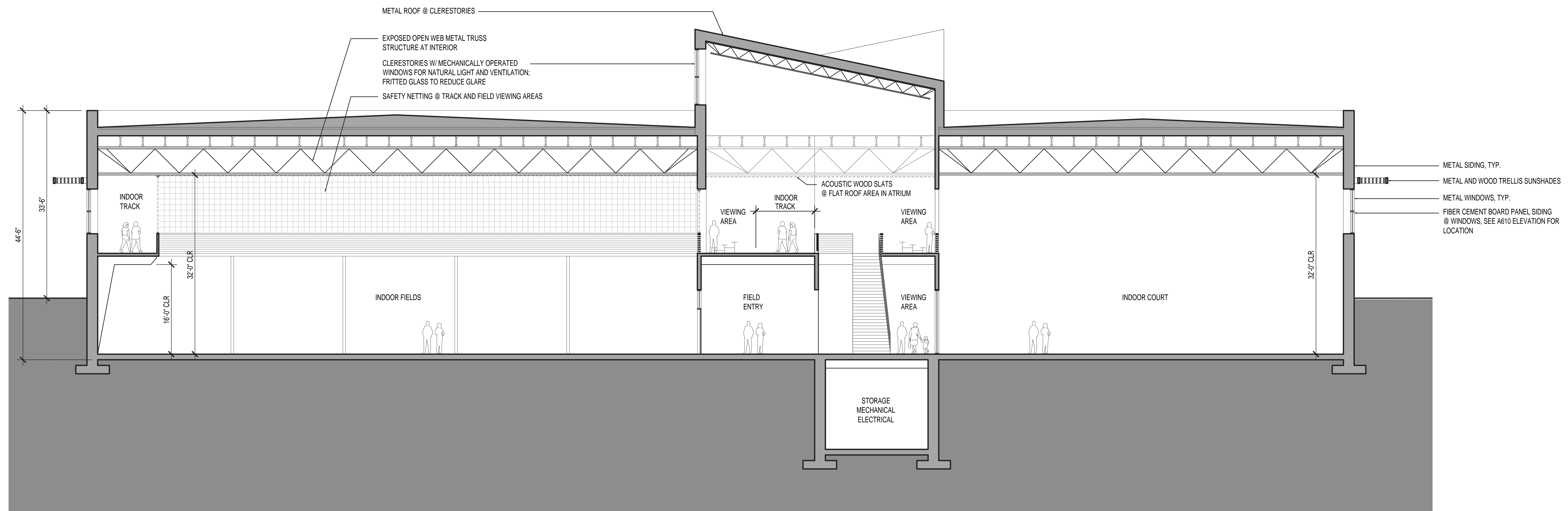


2 BASEMENT PLAN 5,840 SF  
SCALE: 1/16"=1'-0"

0 8 16 32  
1/16" = 1'-0"

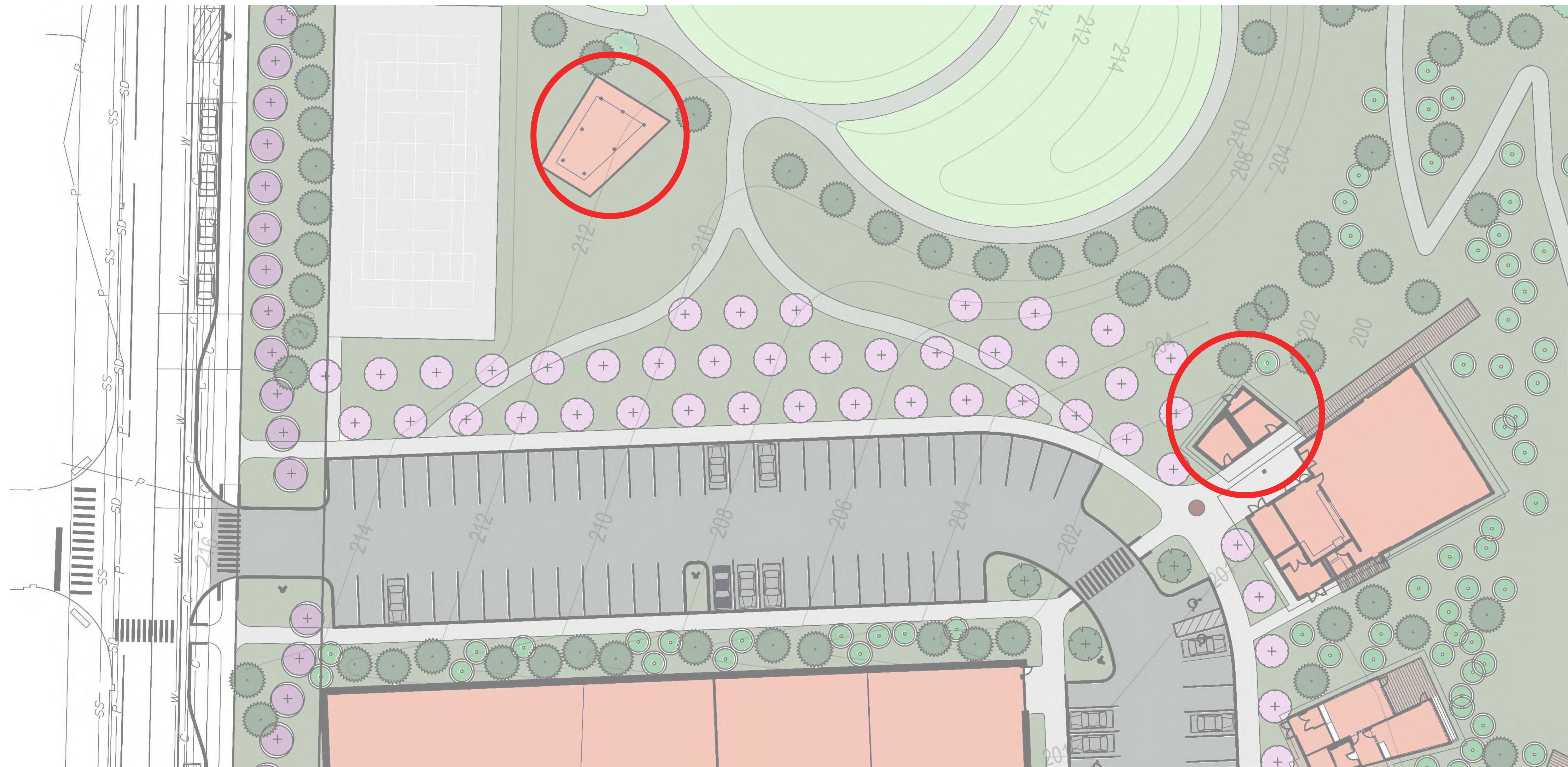
**General Notes:**  
Additional storage and administration space  
will be incorporated into next phase of  
design.



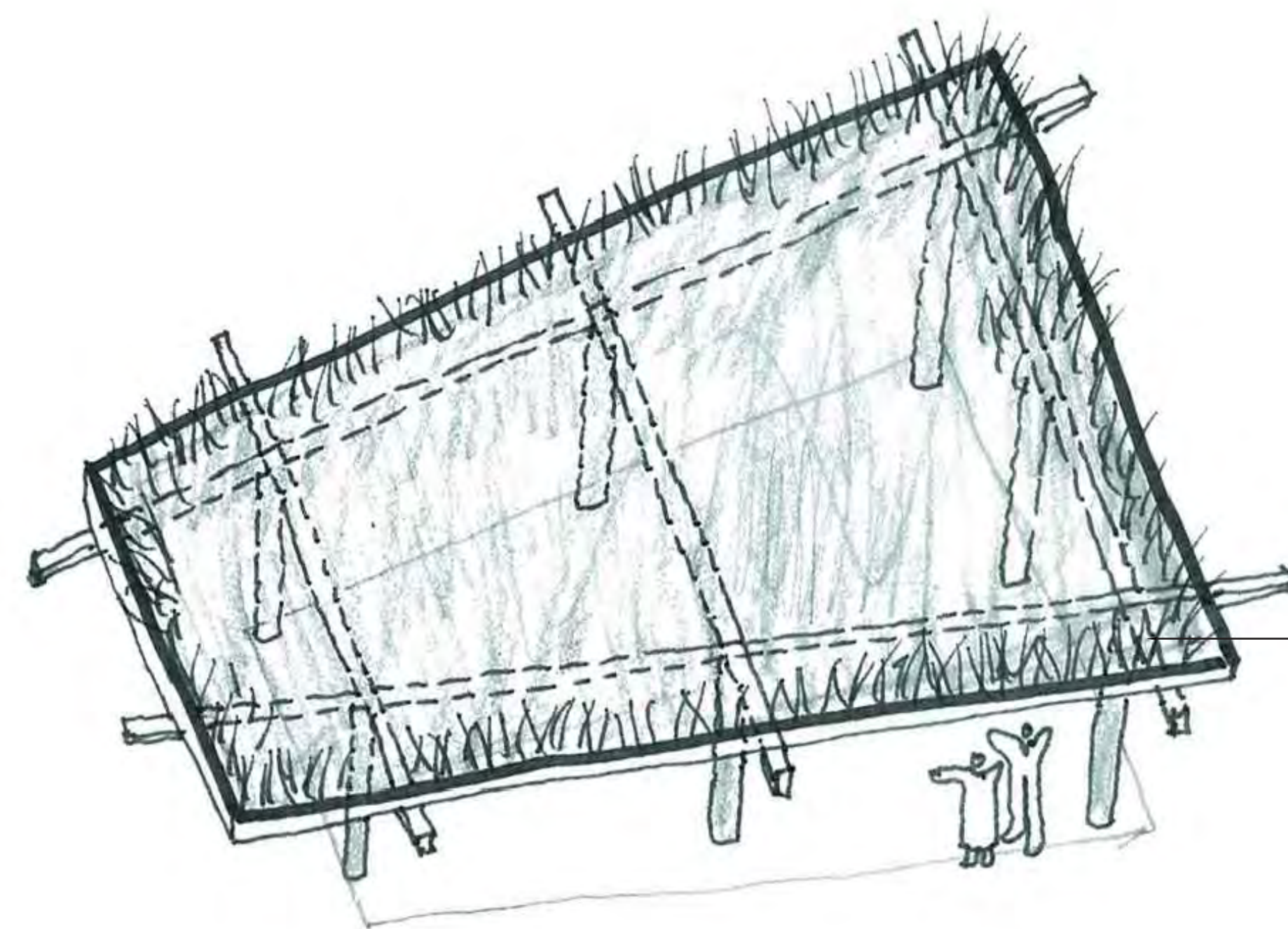
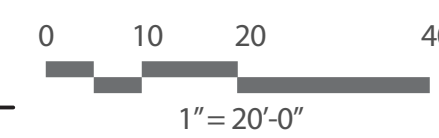


1 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

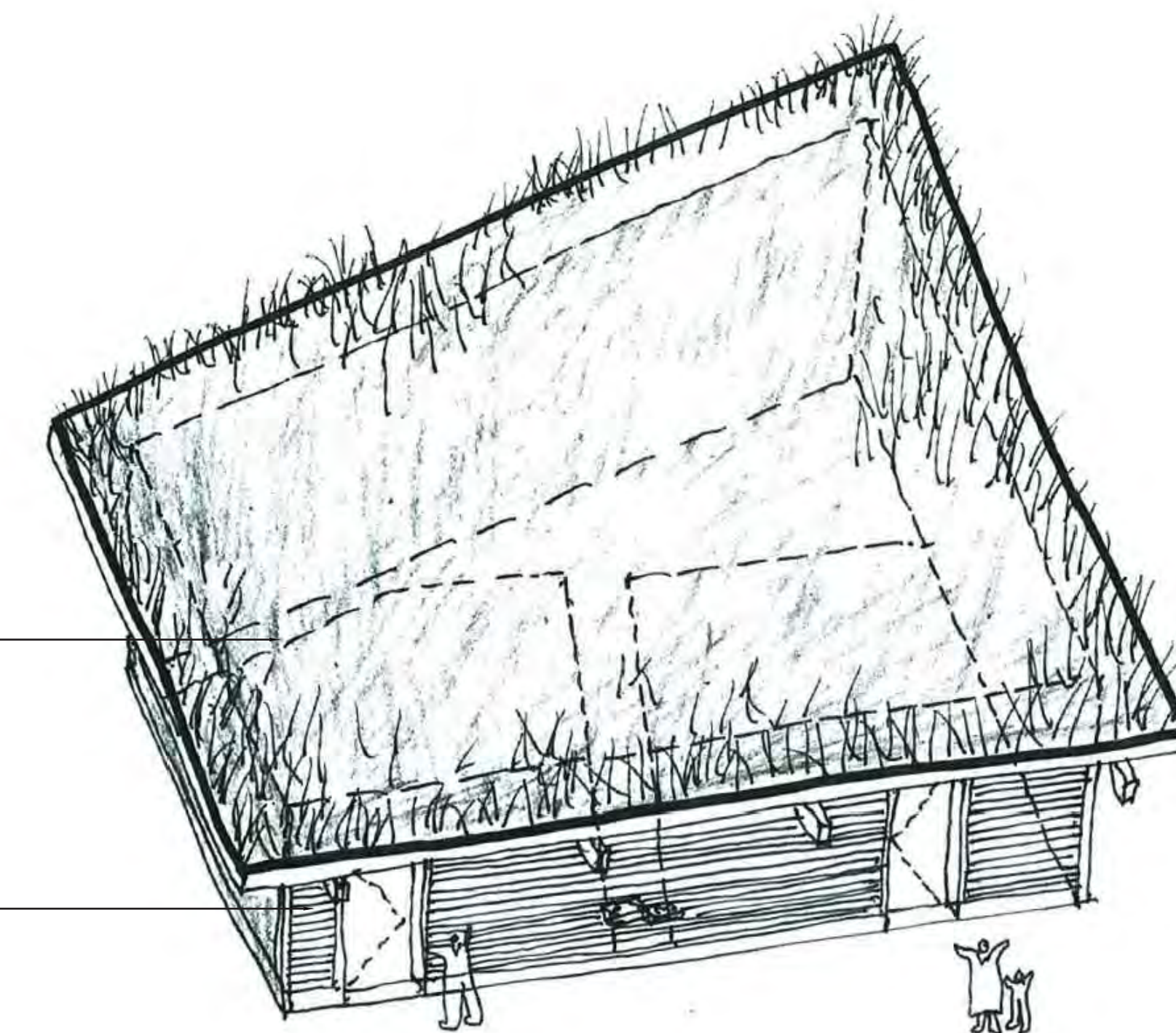




1 SITE PLAN  
SCALE: 1/20



2 PICNIC SHELTER AXONOMETRIC  
SCALE: 1/8"

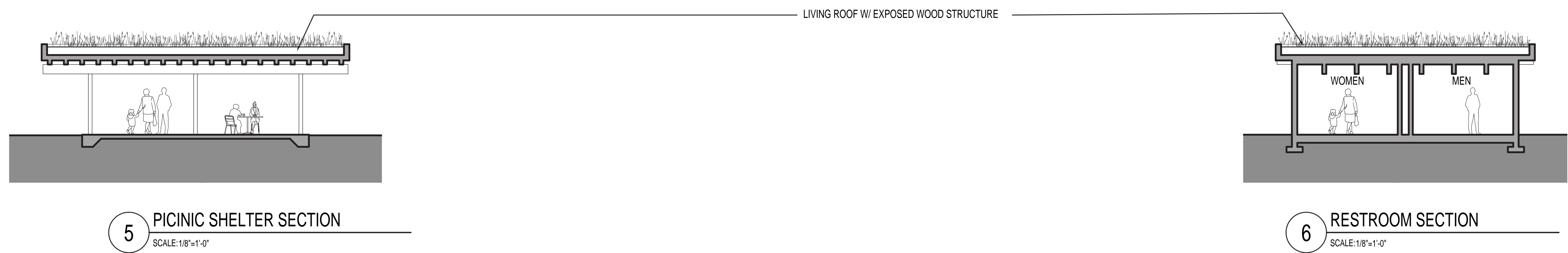
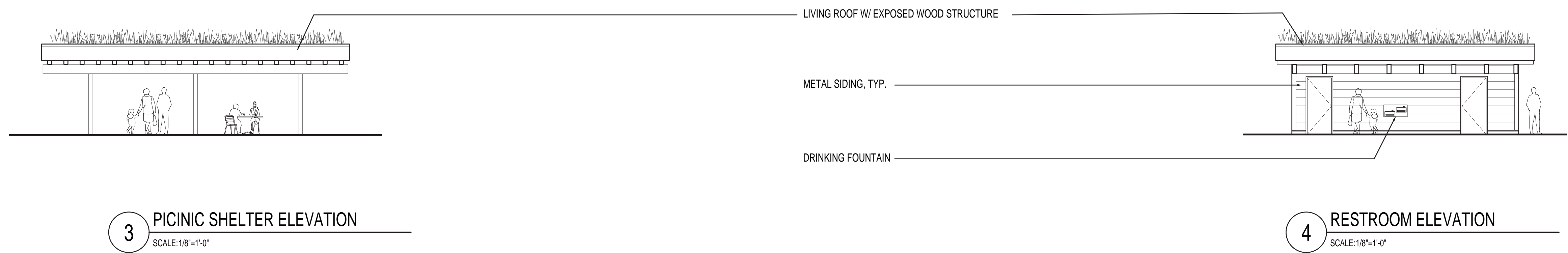
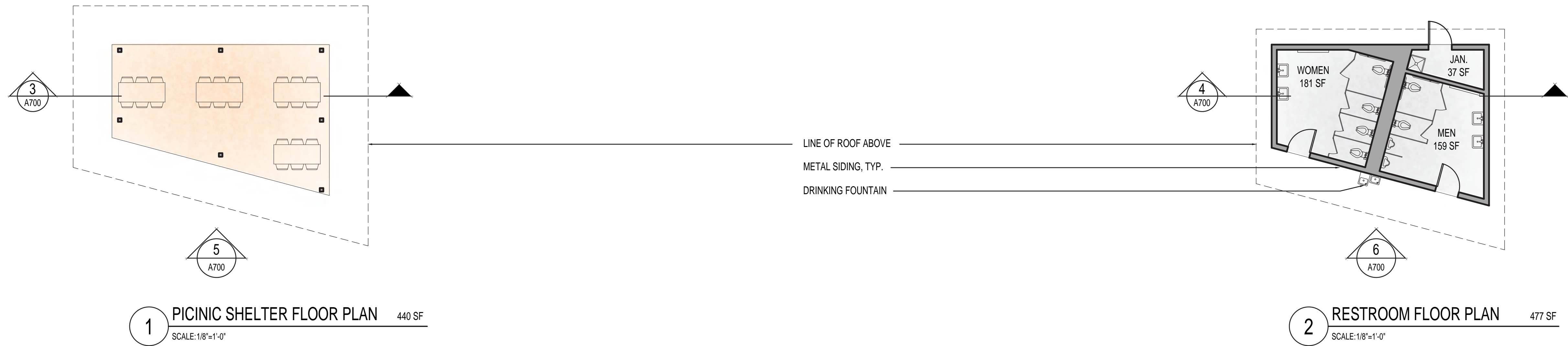


3 RESTROOM AXONOMETRIC  
SCALE: 1/8"

LIVING ROOF W/ EXPOSED WOOD STRUCTURE

METAL SIDING TYP.



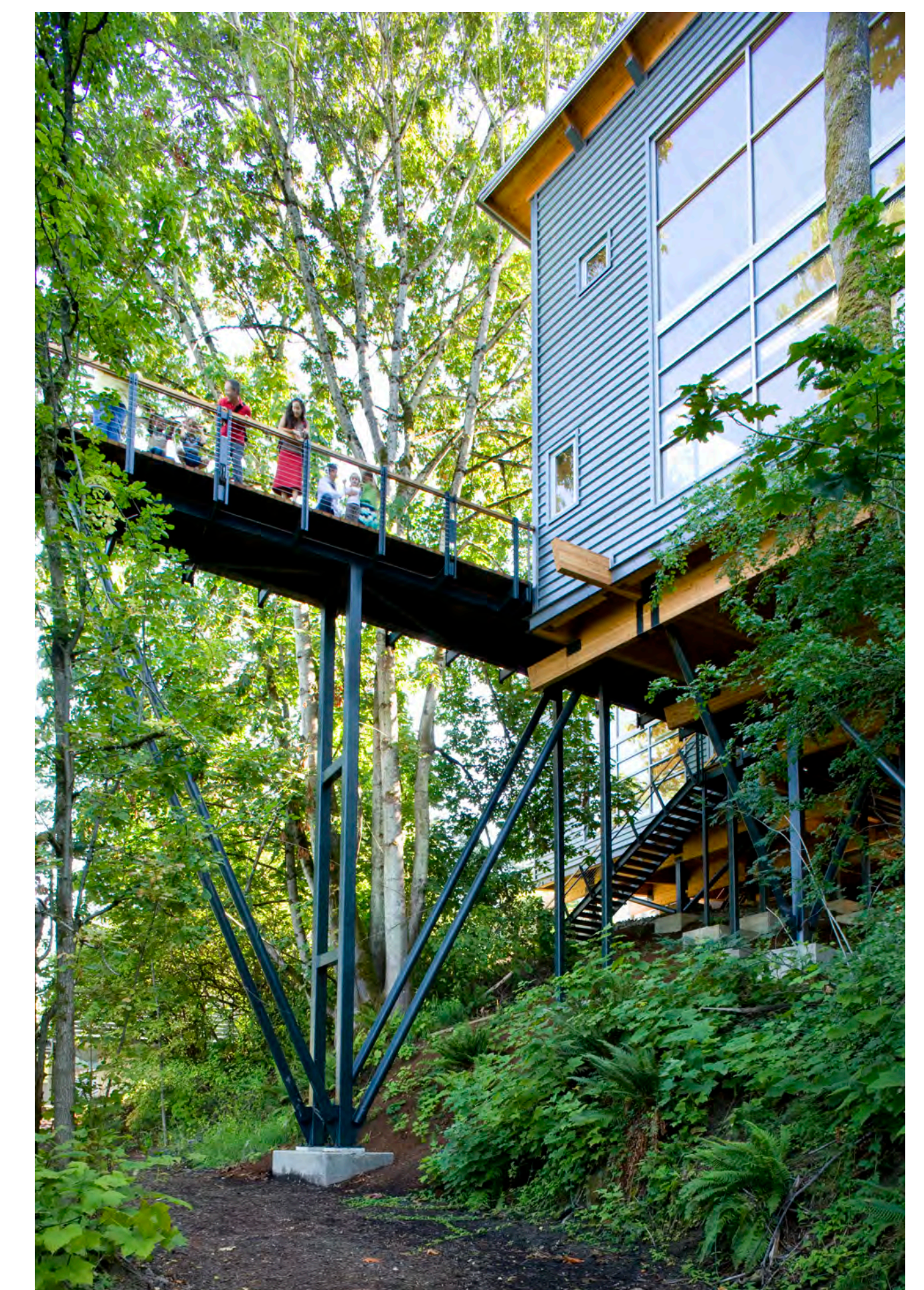
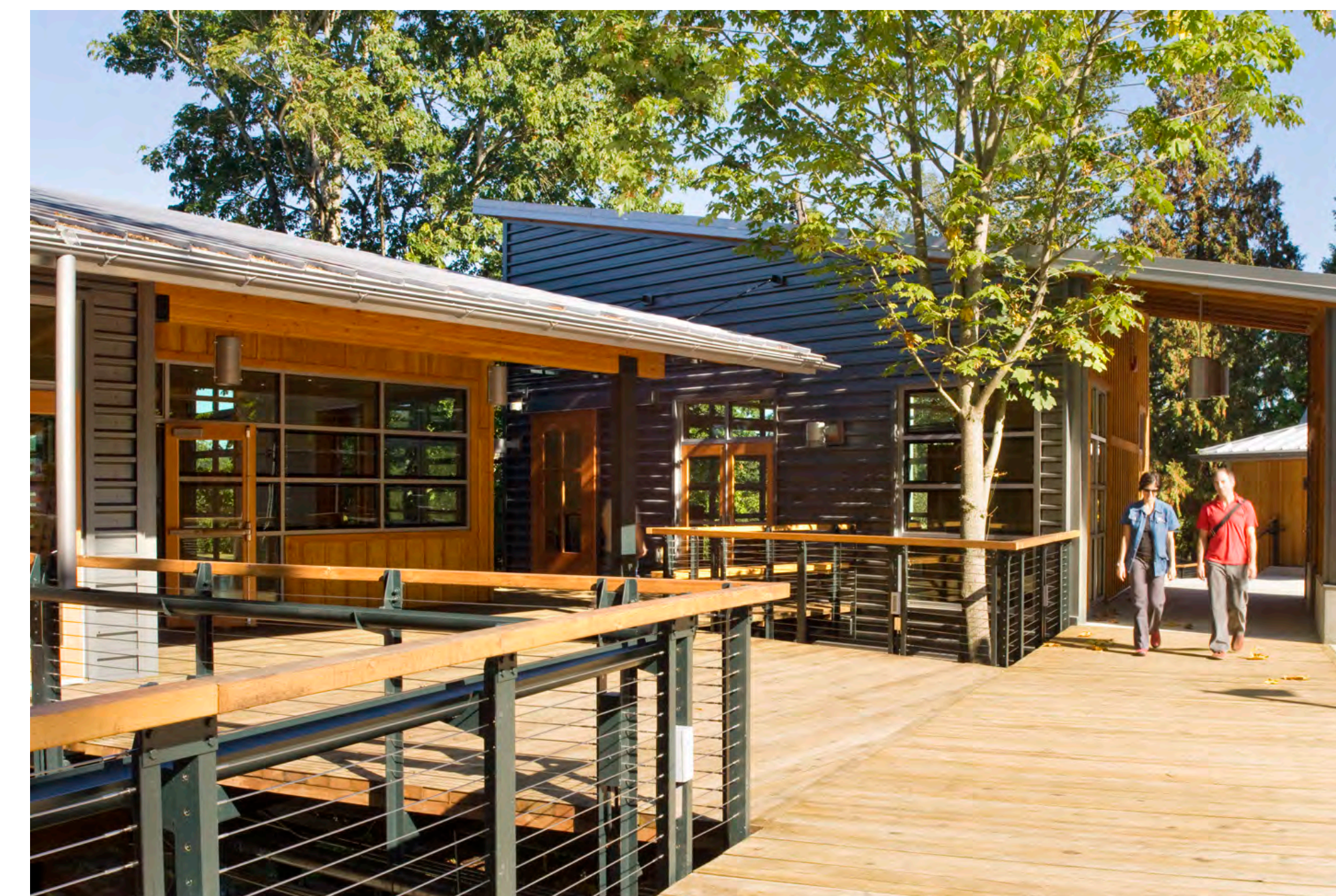






## ARCHITECTURAL DESIGN

1. SIMPLE FORMS WITH SLOPED METAL ROOFS  
AND LIVING ROOFS AT ENTRIES
2. LARGE WINDOWS FOR NATURAL LIGHT
3. LONG LASTING MATERIALS  
METAL ROOFS  
METAL SIDING  
MARINE PLYWOOD BOARD AND BATTEN SIDING  
AT COVERED ENTRIES  
METAL WINDOWS
4. WARM WOOD AT ENTRY WALLS
5. EXPOSED WOOD BEAMS AT EXTERIOR COVERED  
SPACES AND LIVING ROOFS
6. WOOD DECKS AND METAL RAILINGS
7. INTERIOR SPACES:  
WOOD CEILINGS  
EXPOSED OPEN-WEB METAL TRUSSES  
CONCRETE OR WOOD FLOORS







## SUSTAINABLE DESIGN

### SITE

#### 1. HABITAT RESTORATION

- LOW IMPACT PIN PILE FOUNDATIONS
- 90% EXISTING MATURE TREE PRESERVATION
- NATURAL PLATE PALETTE/INVASIVE REMOVAL
- ON-SITE STORMWATER MANAGEMENT
- WETLAND EDUCATION CLASSROOMS

#### 2. IRRIGATION

- NATIVE PLANT PALETTE -  
TEMPORARY IRRIGATION FOR ESTABLISHMENT ONLY

#### 3. WETLAND PROTECTION

- LOW-IMPACT DEVELOPMENT (LID) FOUNDATIONS AND BUILDING FOOTPRINT REDUCE CONSTRUCTION IMPACTS ON THE SAKAI WETLANDS

#### 4. STORMWATER

- PERMEABLE SURFACES ALLOW STORMWATER TO INFILTRATE BACK INTO THE SITE, SLOWING WATER ON ITS PATH BACK TO THE SAKAI WETLANDS
- LIVING ROOFS REDUCES RATE AND QUANTITY OF RUN OFF

### BEAUTY AND INSPIRATION

#### 1. CONNECTION TO NATURE

- LARGE VIEW WINDOWS AND ELEVATED BOARDWALK MAXIMIZE THE FEELING OF "BEING IN NATURE."
- CREATES OPPORTUNITIES TO SEE AND LEARN ABOVE NATURE UP-CLOSE AND HANDS-ON

### BUILDING SYSTEMS

#### 1. ENERGY INSULATION STRATEGY

- STRUCTURAL INSULATED PANEL ROOF AND FLOOR ASSEMBLIES ARE USED TO MINIMIZE CONSTRUCTION IMPACT AND REDUCE INFILTRATION AND THERMAL BRIDGING

#### 2. WATER

- LOW FLOW FIXTURES THROUGHOUT
- DUAL FLUSH TOILETS THROUGHOUT

#### 3. SIMPLE SYSTEMS

- HEALTHY LIFE WITH NATURAL LIGHT USE
- SOLAR SHADING -  
IN BLIND AND ROLL SHADE FORM REDUCE HEAT GAIN WHILE DIFFUSING DAYLIGHT AND REDUCING CONTRAST BETWEEN WINDOW WALLS AND INTERIOR SPACES
- DRAW LOW VENT HIGH -  
PASSIVE VENTILATION LOUVERS AND OPERABLE LITES AT HIGH BAY WINDOWS
- NIGHT FLUSH PASSIVE COOLING
- RADIANT FLOOR SYSTEM
- BORROW DAYLIGHT FROM THE SUN WHILE CONTROLLING THERMAL GAIN



### MATERIALS

#### 1. DURABILITY

- HIGH QUALITY MATERIALS SUCH AS WOOD DECKING, METAL SIDING, AND ROOFING MAXIMIZE DURABILITY

#### 2. CERTIFIED / ENGINEERED WOOD

- CERTIFIED WOOD PRODUCTS ARE PROPOSED THROUGHOUT THE DESIGN FOR STRUCTURAL MEMBERS, PANEL PRODUCTS, AND TRIM MATERIALS

#### 3. RECYCLING AND RAPIDLY RENEWABLE MATERIALS

- MATERIALS WITH HIGH RECYCLED CONTENT ARE PROPOSED
- TOILET PARTITIONS AND INTERIOR FURNITURE WILL BE SELECTED FOR HIGH RECYCLED CONTENT
- STEEL SUBSTRUCTURE, STEEL SIDING, ROOFING HAS A HIGH RECYCLED CONTENT





<ul style="list-style-type: none"><li>• CONCEPT PLAN REPORT COMPLETED, DECEMBER 2017</li></ul>	<ul style="list-style-type: none"><li>• SCHEMATIC DESIGN REPORT COMPLETED, JUNE 2019<ul style="list-style-type: none"><li>• SITE DESIGN</li><li>• LANDSCAPE DESIGN</li><li>• STORMWATER MANAGEMENT</li><li>• ARCHITECTURAL DESIGN</li><li>• PRE-DESIGN REVIEW WITH COBI</li><li>• COST ESTIMATE</li></ul></li></ul>	<ul style="list-style-type: none"><li>• DESIGN DEVELOPMENT 2019/2020<ul style="list-style-type: none"><li>• SITE DESIGN</li><li>• LANDSCAPE DESIGN</li><li>• CIVIL DESIGN</li><li>• STORMWATER MANAGEMENT</li><li>• ARCHITECTURAL DESIGN</li><li>• STRUCTURAL ENGINEERING</li><li>• MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING</li><li>• FIRE PROTECTION CONSULTANT</li></ul></li><li>• COBI REVIEW<ul style="list-style-type: none"><li>• PRE-APPLICATION REVIEW</li><li>• LAND USE REVIEW</li></ul></li><li>• COST ESTIMATE<ul style="list-style-type: none"><li>• TOTAL PROJECT COST ESTIMATE</li></ul></li></ul>	<ul style="list-style-type: none"><li>• SECURE FUNDING 2019/2023<ul style="list-style-type: none"><li>• FINAL FUNDING “ASKS”</li><li>• OUT FOR BOND</li><li>• PRIVATE FUNDING</li></ul></li></ul>	<ul style="list-style-type: none"><li>• CONSTRUCTION DOCS. AND PERMITTING PHASING 2021-?<ul style="list-style-type: none"><li>• PHASE 1- “THE BIG CHUNK”<ul style="list-style-type: none"><li>• SITE DEVELOPMENT</li><li>• UTILITY WORK</li><li>• PICNIC SHELTERS</li><li>• FIELD HOUSE</li></ul></li><li>• PHASE2- “THE SMALLER CHUNK”<ul style="list-style-type: none"><li>• MULTI-PURPOSE BUILDING</li><li>• RESTROOM</li><li>• MULTI-GENERATIONAL ANALOG BUILDING</li><li>• MULTI-GENERATIONAL DIGITAL BUILDING</li><li>• BIMPRD OFFICES</li></ul></li><li>• PHASE3- “THE LAST BIT”<ul style="list-style-type: none"><li>• SAKAI RESIDENCE</li><li>• OUTDOOR CENTER</li></ul></li></ul></li></ul>	<ul style="list-style-type: none"><li>• REQUEST FOR BIDS<ul style="list-style-type: none"><li>• REQUEST FOR BIDS- CONSTRCUTION MANAGEMENT AND CONSTRUCTION</li><li>• REVIEW AND SELECTION</li><li>• BEGIN CONSTRUCTION</li></ul></li></ul>
CURRENT PROGRESS	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	FUNDING	CONSTRUCTION DOCS. & PERMITTING	BID AND CONSTRUCTION



•CONSTRUCTION COST, 2019 DOLLARS

•SITE WORK	\$4,322,251
•MULTI-PURPOSE BUILDING	\$1,555,261
•MULTI-GENERATIONAL ANALOG BUILDING	\$693,611
•MULTI-GENERATIONAL DIGITAL BUILDING	\$873,952
•OUTDOOR CENTER	\$2,726,083
•BIMPRD OFFICES	\$3,200,778
•FIELD HOUSE	\$22,201,627
•RESTROOM BUILDING	\$351,608
•PICNIC SHELTERS	

SUB-TOTAL PROJECT CONSTRUCTION COST	\$35,925,169
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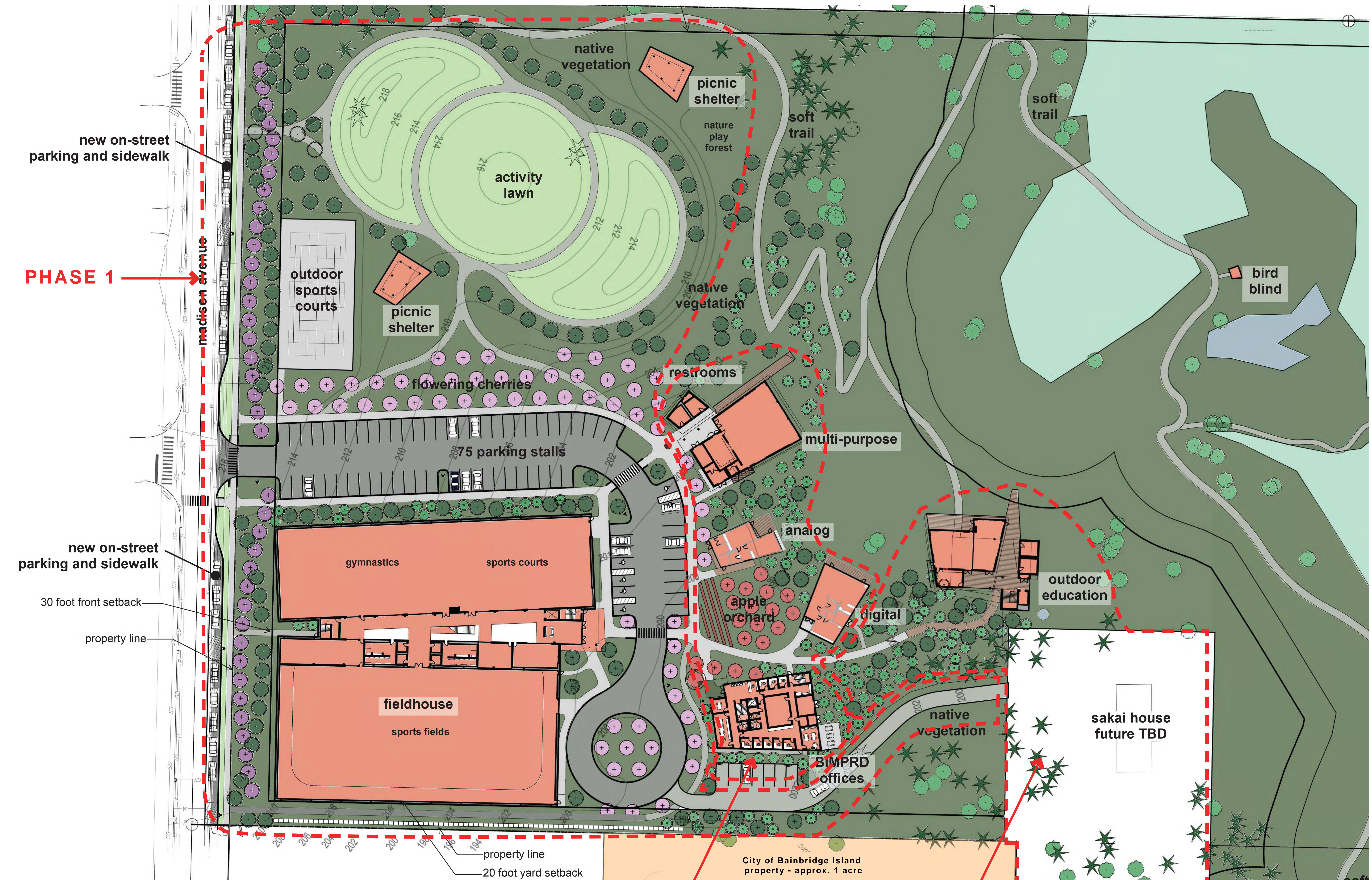
•SOFT COST, 2019 DOLLARS

•TOTAL PROJECT PERCENTAGE RANGE BASED ON CONSTRUCTION COST	40%	46%
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SUB-TOTAL PROJECT CONSTRUCTION COST	\$14,370,067	\$16,525,577
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TOTAL PROJECT COST RANGE, 2019 DOLLARS	\$50,295,236	\$52,450,746
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THANK YOU



Bainbridge Island  
Metro Park & Recreation District

JONES  JONES  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS