SCHEMATIC DESIGN
BAINBRIDGE ISLAND SAKAI PARK DRAFT
JUNE 2019
SITE PLAN

1. SITE PLAN

2. BUILDING AXONOMETRIC

MULTI-PURPOSE BUILDING

June 06, 2019 DRAFT
Additional storage space will be incorporated into next phase of design.
SITE PLAN

BUILDING AXONOMETRIC

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

LIVING ROOF, TYP.
STONE, BRICK, OR WOOD

MULTIGENERATIONAL ANALOG CLASSROOMS
June 06, 2019 DRAFT
General Notes:
Additional storage space will be incorporated into next phase of design.
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Sakai Park Schematic Design
Bainbridge Island, WA

Site Plan

Building Axonometric

Outdoor Center
June 06, 2019 DRAFT
General Notes:
Due to vehicular access needs, clearance and fire safety requirements, the Outdoor Learning Building will be phased after acquiring the Sakai Residence Parcel to accommodate these needs.
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All drawings and material appearing herein are the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of Jones & Jones.

DRAWN BY:  
CHECKED BY:  
JOB NO.:  
SHEET NO.:  
DATE:  
REVISIONS:  

April 16 2019

FEET

30130.107

SITE PLAN AND AXONOMETRIC

METAL SIDING TYP.  
LARGE METAL WINDOWS, TYP.  
METAL AND WOOD TRELLIS SUNSHADES  
METAL ROOF, TYP.  
O/ SIP (STRUCTURAL INSULATED PANELS)  
LIVING ROOF W/ EXPOSED WOOD STRUCTURE  
@ OPEN ENTRY WAYS, TYP.  

SCALE: SITE PLAN 1:20

ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS  
Sakai Park Design  
Bainbridge Island, WA  
June 06, 2019 DRAFT

BIMPRD OFFICES  
June 06, 2019 DRAFT  

Page 26
General Notes:
Additional storage space will be incorporated into next phase of design.
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Additional storage and administration space will be incorporated into next phase of design.
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DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

DATE:

REVISIONS:

April 16 2019

SCALE:

Sakai Park

A070

RFK

JPJ

SCALE:

SITE PLAN 1:20

ARCHITECTS

LANDSCAPE ARCHITECTS

PLANNERS

Sakai Park Schematic Design

Bainbridge Island, WA

June 06, 2019 DRAFT

Picnic Shelter and Restroom

Picture of the Picnic Shelter Axonometric and Restroom Axonometric views.
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
<table>
<thead>
<tr>
<th>Next Steps</th>
<th>June 06, 2019 DRAFT</th>
</tr>
</thead>
</table>

### Concept Plan Report
- Completed, December 2017

### Schematic Design Report
- Completed, June 2019
  - Site Design
  - Landscape Design
  - Stormwater Management
  - Architectural Design
  - Pre-design Review with COBI
  - Cost Estimate

### Design Development
- 2019/2020
  - Site Design
  - Landscape Design
  - Civil Design
  - Stormwater Management
  - Architectural Design
  - Structural Engineering
  - Mechanical, Electrical and Plumbing Engineering
  - Fire Protection Consultant
  - COBI Review
    - Pre-application Review
    - Land Use Review
  - Cost Estimate
    - Total Project Cost Estimate

### Secure Funding
- 2019/2023
  - Final Funding “asks”
  - Out for Bond
  - Private Funding

### Construction Docs. and Permitting
- Phasing 2021-?
  - Phase 1 - “The Big Chunk”
    - Site Development
    - Utility Work
    - Picnic Shelters
    - Field House
  - Phase 2 - “The Smaller Chunk”
    - Multi-purpose Building
    - Restroom
    - Multi-generational Analog Building
    - Multi-generational Digital Building
    - BIMPRD Offices
  - Phase 3 - “The Last Bit”
    - Sakai Residence
    - Outdoor Center

### Request for Bids
- Request for bids - Construction Management and Construction
- Review and Selection
- Begin Construction

**Notes:**
- **CURRENT PROGRESS**
- **SCHEMATIC DESIGN**
- **DESIGN DEVELOPMENT**
- **FUNDING**
- **CONSTRUCTION DOCS. & PERMITTING**
- **BID AND CONSTRUCTION**
# Construction Cost, 2019 Dollars

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Work</td>
<td>$4,322,251</td>
</tr>
<tr>
<td>Multi-Purpose Building</td>
<td>$1,555,261</td>
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<tr>
<td>Multi-Generational Analog Building</td>
<td>$693,611</td>
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<tr>
<td>Multi-Generational Digital Building</td>
<td>$873,952</td>
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<tr>
<td>Outdoor Center</td>
<td>$2,726,083</td>
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<tr>
<td>BIMPRD Offices</td>
<td>$3,200,778</td>
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<tr>
<td>Field House</td>
<td>$22,201,627</td>
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<tr>
<td>Restroom Building</td>
<td>$351,608</td>
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<tr>
<td>Picnic Shelters</td>
<td></td>
</tr>
</tbody>
</table>

## Sub-Total Project Construction Cost

$35,925,169

# Soft Cost, 2019 Dollars

<table>
<thead>
<tr>
<th>Description</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Percentage Range Based on Construction Cost</td>
<td>40%</td>
</tr>
<tr>
<td>Soft Cost</td>
<td>46%</td>
</tr>
</tbody>
</table>

## Sub-Total Project Construction Cost

$14,370,067 $16,525,577

# Total Project Cost Range, 2019 Dollars

<table>
<thead>
<tr>
<th>Description</th>
<th>Lower Bound</th>
<th>Upper Bound</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost Range</td>
<td>$50,295,236</td>
<td>$52,450,746</td>
</tr>
</tbody>
</table>
**Sakai Park Schematic Design**

**Bainbridge Island, WA**

**June 06, 2019 DRAFT**

**Phase 1**
- New on-street parking and sidewalk
- Outdoor sports courts
- Picnic shelter
- Native vegetation
- Nature play forest
- Soft trail
- Activity lawn
- Picnic shelter
- Flowering cherries
- Restrooms
- Multi-purpose

**Phase 2**
- Fieldhouse
- Sports fields
- City of Bainbridge Island property - approx. 1 acre

**Phase 3**
- Sakai House
- Future TBD

**PHASING PLAN**

June 06, 2019 DRAFT
THANK YOU