Master Plan For Vashon Elementary Site



2007



Acknowledgements

This Master Plan was created through the efforts of the members of the Master Planning Committee for VES.

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Special thanks to Jim Maier for the drafts of the field layout options.

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Summary

The VES Master Plan Committee and Stewards foresee the park in the coming years functioning much as it has in the last 10 years. The sporting activities expected to be provided there include, but are not limited to, recreational baseball, softball, lacrosse, and soccer. The park will continue to be available for casual recreational uses with improvements that compliment and expand all uses.

The future of the Old Gym is being considered as this plan is being created. The Ad-Hoc Committee exploring how this structure could be improved and used is in process and will draft a separate plan if they can feasibly save the structure. For the purposes of this plan, the committee will plan as if the Old Gym does not remain on the site.

Guiding Principles

- 1. VES will continue its role as a youth and adult athletic facility.
- VES will continue to be maintained by Vashon Park District with little impact to the neighbors or Harbor School.
- 3. The natural features of the Park will be maintained to support the passive and active recreational use of the park.

Part 1

Description of Park

The Vashon Elementary Site is a 15-acre parcel on the east side of Vashon Highway, approximately one mile north of the Town of Vashon. The portion of the property fronting the Vashon Highway is 660 feet wide. On the north side the property goes east 1320 feet and on the south side 660 feet. Running 1320 feet east, the north boundary then turns south 330 feet before turning west to meet the back of the property. The property boundary then runs south the other 330 feet. The portion that extends east from the back of the current north ball field begins to quickly slope downward and is substantially excluded from the lease agreement. The leased property is mostly level and provides two ball fields created and maintained by the Youth Baseball Organization and the Park District. There are two parking areas in the front of the property along the highway, one paved and the other gravel. The Harbor School has a separate lease with the School District and is located on the northwest corner of the property. The parking lot that is part of their lease is available to the community when not in use by Harbor School. The Old Gym is located on the southwest portion of the property and is surrounded by grassy areas that are too small and undeveloped for sports but appropriate for casual uses. The trees in front of the Old Gym were planted many years ago in memory of a child who attended the school. The ball fields that run from north to south in the mid section of the property have been improved over the years by the Youth Baseball Association and the Park District. They are not irrigated or lighted and are in need of substantial renovation.

Baseline of Natural Resources

Plant Life. The VES site encompasses almost 15 acres, all of which were logged by the early 1900s. Second growth forest took its place, and where it was not harvested, it still stands. Typical plant life found on this site, as on Vashon Island generally, may include Douglas Fir, Red Alder, Western Hemlock and Western Red Cedar, as well as salmonberry, red elderberry, Indian plum, sword ferns, cascara, red huckleberry, Oregon grape, bracken ferns, evergreen huckleberry, nettles, blackberry, and ocean spray. Because a detailed survey of the site's plant life has not yet been conducted, we expect it to hold many of these species today but this is yet to be determined. The majority of the site is grass with fir trees between the ball fields. These additional plant elements might be found in the back portion which is not a part of the lease or this plan. Nine Scarlet Oaks were planted in 1980 in memory of a young girl who attended the school. The trees are an attractive addition to the site and the committee recommends they be protected.

Wildlife. The park could contain habitat for forest and forest edge dwellers including migratory and year-round birds, amphibians, and mammals. The following are typical species found on Vashon-Maury Islands: sparrows, finches, nuthatches, wrens, woodpeckers, warblers, hawks, owls, thrushes, and chickadees.

Mammals include Townsend Chipmunk, Raccoon, Deer Mouse, Norway Rat, Trowbridge Shrew, Douglas Squirrel and Little Brown Bat. Amphibians include the Pacific Tree Frog and the red-legged frog. Reptiles include the Northwest Garter Snake.

Site Context

Owner: Vashon Island School District,

J. T. Sheffield Industrial Park

18850 103rd Avenue SW Vashon 98070

VES Address: 15920 Vashon Highway SW

<u>Legal Description</u>: <u>Parcel 2023039020</u>: 202303 20 S ¼ OF SW ¼ OF SW ¼ LESS CO RD.

(Harbor School)

Parcel 2923039081: 292303 81 W 5 AC or N 10 AC OF NW 1/4 OF NW 1/4

LESS CO RD. (rest of property)

Watershed Address: The property is within the Central Puget Sound watershed.

Acreage: 15 acres, 10 of which are developed, 5 forested

<u>Accessibility and Fire Protection</u>: The main station of Vashon-Maury Fire and Rescue is located less than two miles away, to the south and east along SW Band Road. Emergency access to the property includes the paved and gravel entrance drive and access road to the back of the Harbor School and to fields.

<u>Topography</u>: The property slopes slightly up from the highway and then is level to the back of the property for approximately 700 feet. The northeastern extension drops off into a wooded area and is not part of the planning process.

<u>Weather</u>: Average summer daily temps range from highs of 70 to 90 degrees F, with overnight lows of 50 to 70. Average winter temps range from highs of 35 to 60F, with average overnight lows ranging from 20 to 45. Precipitation is almost exclusively rainfall, and averages approximately 35 inches per year. The temperate nature of the property results in 225 to 300 frost-free days annually.

Stewardship and User Groups

VES is used primarily by Vashon Park District's youth recreational athletic leagues. Vashon Island Soccer Club (VISC) uses it in the late summer and fall, it sits mostly unused during the winter, and in the spring Vashon Lacrosse Club (VLC) uses it until Vashon Youth Baseball & Softball's (VYBS) season begins. The Harbor School also uses the fields for their outdoor

activities. Additionally, the site is sometimes home to VPD drop-in Ultimate Frisbee, as well as occasional softball games and drop-in recreational uses by the community. The stewardship of the park will remain with those who are interested in following the development and improvement of the park in an advisory capacity. The intent of the ongoing stewardship will also be to address emerging issues at the park and work with Park District staff to assure the health and safety of the park for the community.

Condition of Existing Features

Significant features at VES are the Harbor School, which was built in the 1960s as part of the old elementary school, the Old Gym, built in 1919/1920, and Vashon Youth Baseball and Softball's (VYBS) two ball fields including backstops, fencing, bleachers, and batting practice cage. The ball field features have been built and improved over the years with a combination of volunteer labor and funds and Park District labor, funds, and grants. The backstops, fencing, infields, and batting cage are all in fair condition and continue to be used each season with minimal improvements.

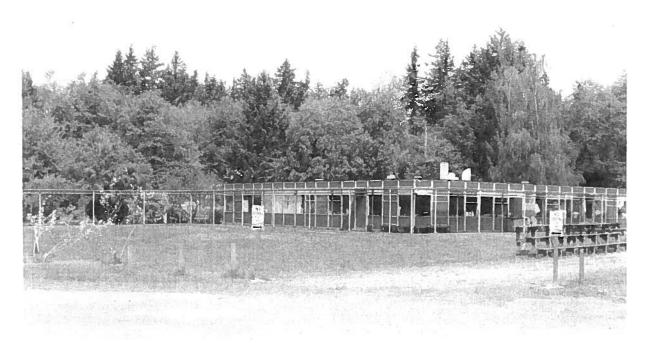
The Harbor School was built in 1961. It is a prefabricated steel structure with approx. 4600 sq. ft. of space. It is in fair condition. The Harbor School is being improved by the organizers to include renovations and additions to the building and landscape improvements to be implemented as funding becomes available.

The Old Gym was built in 1919 or 1920. Serious structural deficiencies have been identified with the building, and in 2005, when the structural engineering consultant hired to assess the building identified major problems with the foundation and entire sub-floor support system, it was closed to all use. It is in poor condition. The Old Gym is being assessed by a separate committee at this time and will not be included in this plan in any detail.

Utilities and Infrastructure

The site is served by Heights Water service to Harbor School. The Harbor School has offered to allow use of water to provide for some needs at the site. There is no other water available to the site so a well will be considered to provide for irrigation of the fields. Puget Sound Energy provides power to the old Gym and would be available for future electrical needs. The site has two ball fields, one batting cage, bleachers, fencing and backstops. There is a concrete pad with one basketball standard and a paved sidewalk from that area to the ball field spectator areas for access. A gravel access road runs along the Harbor School south edge providing emergency access to the fields and to Harbor School. There is also a gravel road that runs along the southern edge of the property to neighboring homes and to access the back of the field area.

Photographs taken May 18, 2007 of all listed structures follow.



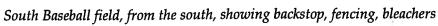
The Harbor School, looking north

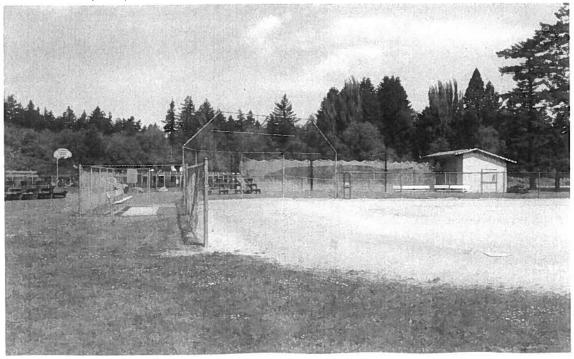


The Old Gym, from the SW corner

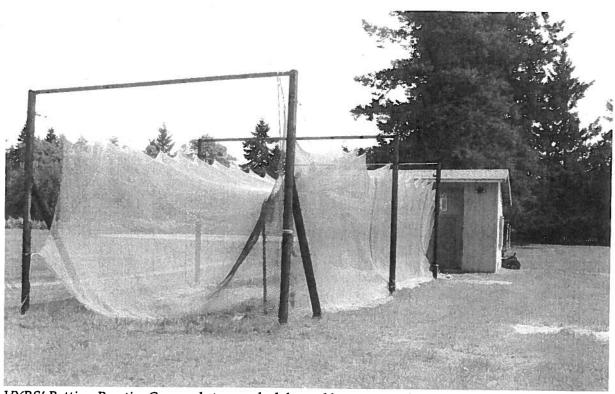


North Baseball Field, with fencing, dugout benches, backstop





VES Master Plan



VYBS' Batting Practice Cage and storage shed, located between north and south fields

History of the Vashon Elementary School Site

The VES Property was originally donated to the School District by the Steen family, brothers August, Ludwig, and Helmar, back in the early 1900s with the stipulation that it be used as a school. The five-acre parcel was the site of Vashon's first High School, built in 1912 with help from the Steens. Circa 1915 or 1916, it was combined into a grade school and high school.



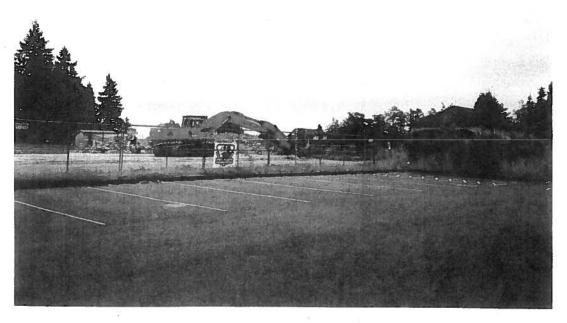
Original School on VES site constructed in 1912

The Steen family migrated to this country from Norway in the late 1800s. They owned large parcels of land on Vashon's north end in the late 1800s and 1900s. The VES site at one time even had a small donkey-driven railroad operated by the Steens, its main purpose hauling lumber out of the forest, where they were skidded down to the Sound and rafted to Seattle and Tacoma for sale in the markets. August, Ludwig and Helmar Steen donated five acres of land at this site for a school, and the Steen brothers helped build that first school. After its construction, Ludwig was the school's first custodian, and his son Walter took over the job when Ludwig died.



The original building was demolished in the mid 1950s, but prior to its demolition, it had served as a high school, then a combination high school and grade school, finally serving as a grade school when several other elementary schools on Vashon were consolidated at that site. At one time there were as many as 16 grade schools on Vashon, including Columbia, Vermontville, Quartermaster, and Lisabeula...this number dropped as roads were built and schools were consolidated. But from roughly 1915 until Chautauqua Elementary School was built in 1993, a grade school occupied the site.

The Vashon Elementary School (VES) that was built in 1952 was demolished in May of 2004. Prior to this time it had been standing empty for close to two years. Granny's Attic was interested for a time in using it for their retail store, but retrofitting it for earthquake stability proved too expensive for them. UMO (Unidentified Moving Objects), a local acrobatics troupe, had been working in concert with VPD to put together funding to take over and renovate the Old Gym and school and convert it into a community center. A group of artists formed a consortium that proposed a large-scale renovation of the school building to bring the structure up to seismic, structural, and fire code, as well as resolving the zoning and water share issues. The group envisioned the old school housing Voice of Vashon Radio, pottery studios, yoga studios, offices for UMO and Islewilde, artist and teacher housing, and miscellaneous community uses. All of these proposals eventually fell through because there had been no maintenance on the building during the two years it had stood abandoned, and it just needed too much work and too much money to make it usable again. Repeated



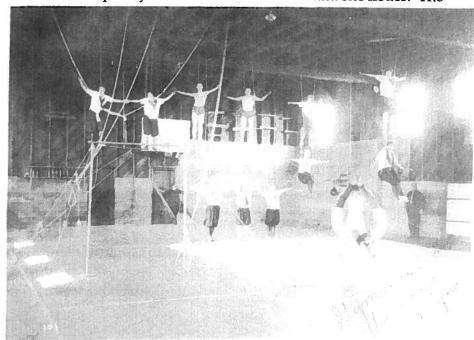
vandalism made the structure hazardous, and was costing money out of the School District's general funds, to repair. It became a huge liability to the School District, just to keep vandals at bay, keep people from getting inside, and limit the liability the School District was exposed to. With no interested parties with the financial resources to undertake the huge reparations needed at the site, the School District had the school building demolished.

Nuprecon Inc. was the lowest of seven bidders on the project, and they completed the demolition in May of 2004.

The Old Gym was built in 1919 or 1920 and has seen a wide variety of uses in its history. This photo shows high school kids doing gymnastics in the gym shortly after construction was completed. In addition to serving as a gym for the school, it used to be an indoor skating rink, a home for school rummage sales, and a place for children's birthday parties. There has long been interest in the Vashon community in saving this structure. Some have expressed an interest in having it designated a King County Historic Landmark. Funding has been too difficult to secure, and the School Board, concerned that none of the community proposals were feasible and/or adequately dealt with the structural and site issues. The

School Board did not take action on any of the proposals.

When Vashon
Park District
began using the
Old Gym as a
community
facility, concerns
about the
condition and
questions about
what could be
done resulted in
the hiring of
Ellisport



Engineering, Inc. to provide a structural analysis of the Old Gym. Their report listed more than \$115,000 in improvements and repairs just to bring the building into compliance with Code. With no capital funds available from either the Park or School Districts, combined with the School District's Risk Management concerns for safety, the Old Gym was closed to all use in March of 2005 by the School District. Up until its closure, UMO had been using it as a practice space. It has stood empty and unused now for over two years.

Part 2

Planned Uses and Activity

The community is interested in continuing use of the site for youth and adult athletics — including but not limited to: baseball, soccer, lacrosse, football, Ultimate Frisbee, outdoor basketball, kickball and all types of casual field uses. In addition, the following uses are recommended for consideration — a walking track, dog training area, picnicking areas and the addition of playground toys. The park would support organized and unorganized activities happening at the same time. The configuration of ball fields and active and passive areas would be planned to support the interaction of the users who are at the park. Families would be able to picnic, enjoy play equipment, participate in a sporting activity, be a spectator and visit with others while at the park. The park would be available for scheduled and unscheduled uses during daylight hours and scheduled uses into the evening if lighting is provided.

Future Development

It is recommended that future development include the following:

- Improvements to the field areas to provide for two ball fields, two large soccer/lacrosse fields, a combination of small soccer fields, a football field, and a general all-purpose play field area. These fields could be overlaid and used during the appropriate season.
- A well and tanks to provide for in-ground irrigation of the site and all related systems
- Water service from Harbor School's Water District 19 service for needs beyond irrigation.
- Restroom
- Storage
- Concession Stand
- Walking Track
- Field Lighting
- Picnic Shelter
- Drinking Fountain
- Improvements to parking. This may include allowing King County Park and Ride program to create a parking lot on the site that would be available for use by the community on weeknights and weekends.
- Renaming the site to reflect its new life as a community park

Environmental Impacts

The proposed improvements to the site will not create any negative impacts to the site or neighboring properties. The committee is recommending lighting for the fields but only if it can be done without negative impact to the neighbors. The improvements may increase use but will not change the nature of the use. The infrastructure, as it is developed,

will be done so with consideration for environmentally friendly procedures and features and an awareness of the impacts on the surrounding areas.

Site Design

See Attachment A – Phase I Improvements Attachment B – Phase I, II and III

Part 3

Public Input and Involvement

The Master Planning process for the VES site began on March 1, 2007. This first meeting was attended by nine community members including VPD staff and a board member. At this meeting, the committee established a schedule for future meetings and created a list of current and future uses and possible interested parties. The second meeting was March 29. This meeting was attended lightly so the emphasis was on how to generate interest in the planning process for the site and the Old Gym.

The third meeting took place on April 25. This meeting included twelve participants with several identifying themselves as primarily interested in the Old Gym. It was determined at this meeting that those folks interested in the Old Gym would begin to meet separately from those interested in the VES grounds.

The meeting on May 30 was attended by seven committee members and the discussion centered on field layout. At this meeting Jim Maier offered to draft up some possible layouts for consideration. It was agreed that a draft of the Master Plan competed to date and drawings of possible field layouts would be prepared for the next meeting.

The June 27 – This meeting focused around a discussion of the condition of the Old Gym as reported by Tim Lafferty, VPD Maintenance Supervisor, who ventured under the building and took pictures. His report included information regarding the deterioration of the post and beam wall on the west side as a result of fungal infestations and carpenter ants. The fix required would insure that permits would be required and an engineered set of drawings created. To do the required repairs, based on Tim's report, permits would be required to bring the building up to current code. He estimated the repair could fall between \$400,000 and \$600,000 in cost, without necessary upgrades like fire sprinklers or highly desirable upgrade like restrooms. The result was that the committee agreed that it was unlikely the building could be restored. For purposes of this master plan, they would assume the old gym does not remain. Jim Maier provided some conceptual drawings of the site.

A discussion of the need for clear boundaries was discussed and more information on the site plan for the Harbor School area. There was a brief discussion about the intent to rename the site. All agreed on a public process but were not ready to take it on now. This draft Master Plan was made available to all for comment.

July 25 – Everyone was reminded to add their comments, etc to the draft master plan. David reported that the state grant we are interested in submitting to needs a letter of intent by August 1. Wendy will do that. A discussion followed about the grant and what it should include. It was agreed that VPD will ask Jerry O'Hare to do a survey of the site. Several neighbors to the site were at the meeting and a discussion followed about the impacts to the area and how the planners can make those less and assure that the park and its uses will be good neighbors.

August 29 – Wendy reported that two people interested in restoring the old gym were attempting to have it put under land marked status. These individuals were the only remaining members of the old gym sub-committee that maintained the conviction that the building should be restored. Tim reported that the survey is starting and will take at least a week. This information is needed for the future development of the site to establish the topography and boundaries for field layout and cost estimating. Some neighbors expressed concern for activities that may be attracted to a restroom and/or other structures that may not be desirable. They were assured that we would put in place management practices that would eliminate certain activities. A brief reminder about the grant deadline and what information needs to be acquired before it can be submitted. Tim, Wendy, David, Joe and Jim agreed to work together to compile the necessary information. Another reminder was made to respond with comments back to Wendy on the draft master plan. September 19 - This meeting was devoted to getting the information needed for the grant submittal for October 1. Jim had prepared drawings that showed the Phase I elements which will be covered by the grant request. He also provided a drawing showing all three Phases of the project. Everyone agreed with the layout and design and approved these as the submittals to the grant and for the master plan.

All meetings were advertised in a number of ways. Beachcomber ads and articles, word of mouth, reader board notices, flyers, signage and notices on the website were used to inform the community. Meeting minutes, photos and samples of notices are included in the appendix of this plan.

Consistency with VPD Comprehensive Plan

The Park District's Comprehensive plan, Park, Recreation and Open Space Plan for Vashon Park District, October, 2001, includes recommendations for the Old Vashon Elementary

School site. The recommendations in the Comprehensive Park District plan are reflected in the improvements and recommended uses included in this master plan.

Under Chapter 4, Plan Proposals, the following is included regarding the VES site:

Playgrounds

Potential -

The following sites could be improved with swings, slides, and other playground equipment:

Old Vashon Elementary School - Structured playground adjacent to recreational courts, grassy play area, and proposed athletic fields.

Recreational Courts

Existing -

The following sites offer basketball or volleyball courts:

Old Vashon Elementary School - Basketball court adjacent to ball field.

Potential -

The following sites could be improved with basketball, volleyball, and other recreational courts.

Old Vashon Elementary School - Renovate basketball court, add sand volleyball, and outdoor tennis courts next to grassy play area.

Baseball/Softball Fields

Existing -

The following sites provide baseball and softball fields:

Old Vashon Elementary School - dirt 250 foot fields with backstops and bleachers. Potential -

The following sites could be improved with baseball and softball fields.

Old Vashon Elementary School - Renovate grassy multiuse area for large and small fields with backstop, and bleachers for younger age team use and to provide flexible multiuse area.

Soccer Fields

Existing -

The following sites have soccer fields.

Old Vashon Elementary School – regulation sized dirt field with goal post standard over baseball field layouts.

Potential -

The following sites could develop soccer fields:

Old Vashon Elementary School - Renovate multiuse grassy area to provide regulation or flexible youth and sport clinic field(s) with goal post standards and bleachers.

Appendices

- Public meetings
 Notice and meeting minutes
- Legal Description of Site
- Copies of Legal Documents
- Land Surveys

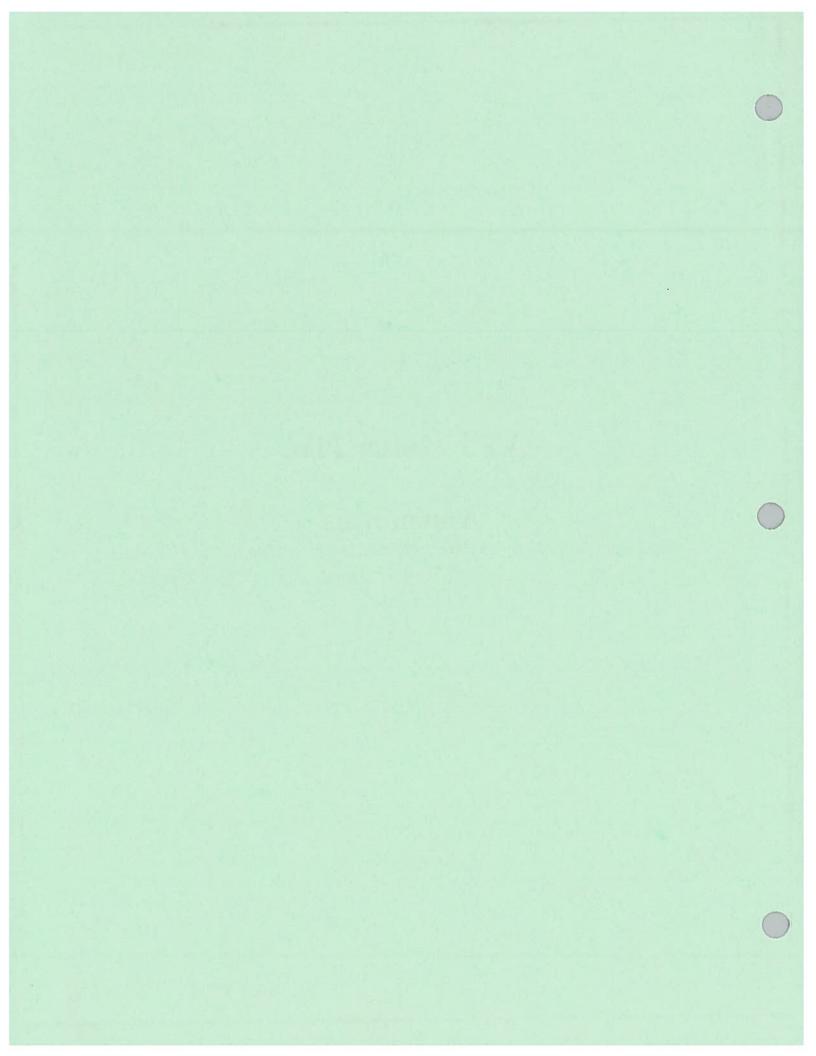
Attachments

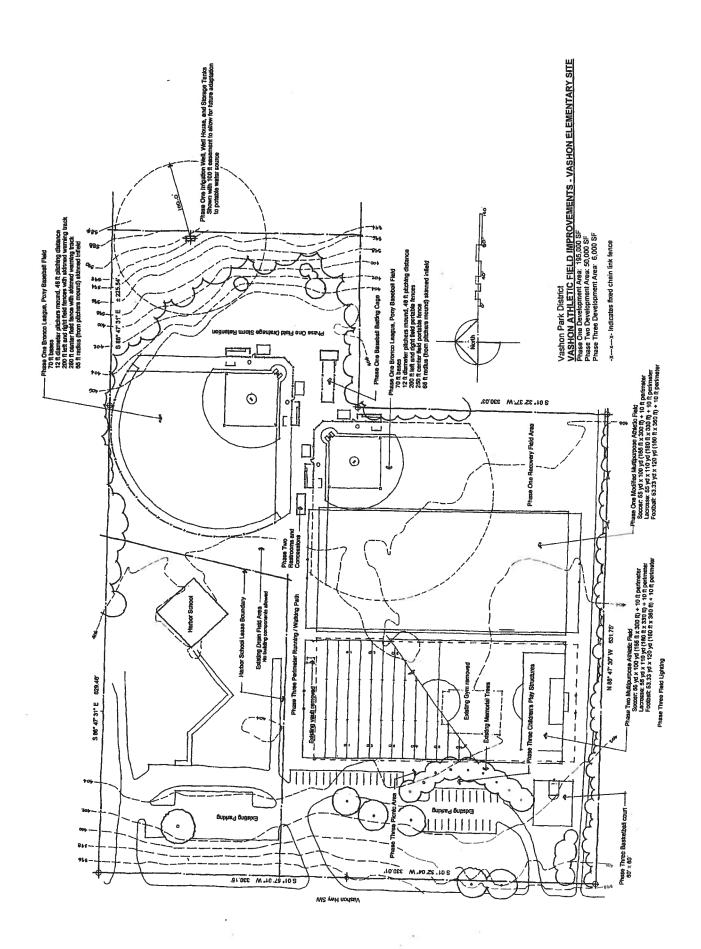
- Attachment A
- Attachment B

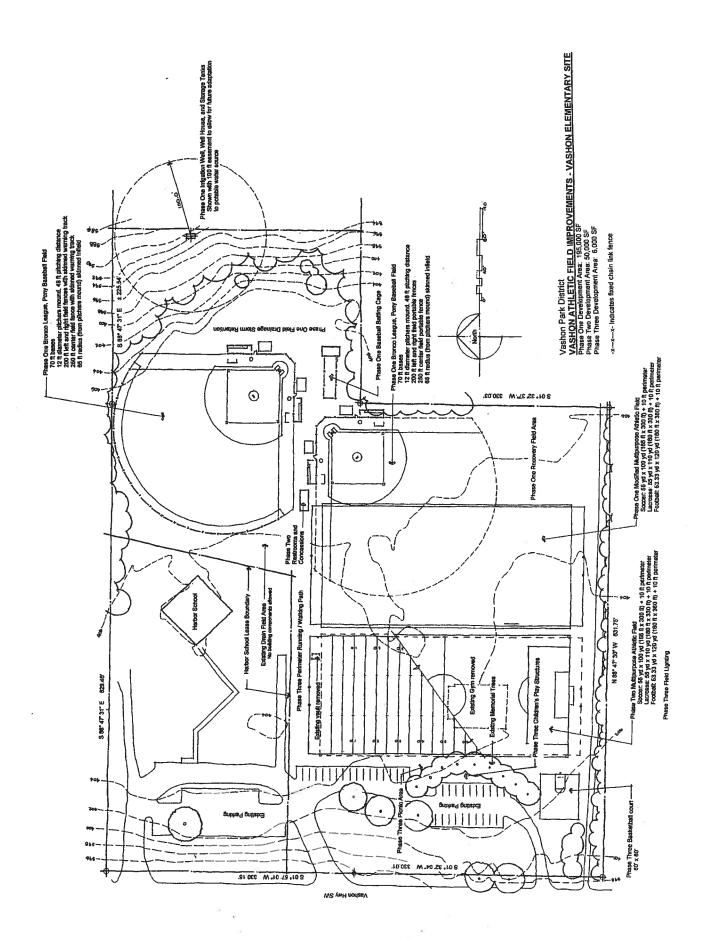
VES Master Plan

Appendices

Legal Documents related to this project are on file at the Vashon Park District Office.







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Vashon Elementary School Gym Fitness Report Prepared for the Vashon Park District Board of Commissioners

Ву

Tim Lafferty Maintenance Supervisor Vashon Park District

October 5, 2007

Introduction

The purpose of this report is to attempt to shed light on the physical health of the old Vashon Elementary School Gym colloquially known as the (Old Gym). The report will attempt to analyze from a construction lens what would be entailed in the attempt to preserve the building for posterity. This report will include conjecture as well as observations noted in a "general' analysis performed by Stephen T. Kicinski, PE. from Ellisport Engineering, Inc for the benefit of the Vashon School District. The report was obtained from the school district for the purposes of creating a master plan for the property which has been leased to the Vashon Park District, with the exception of the old gym which is not included in our 20 year lease. The report from Ellisport Engineering did not include the live load calculations needed to insure that the foundation support would create an adequate load bearing surface to support the building.

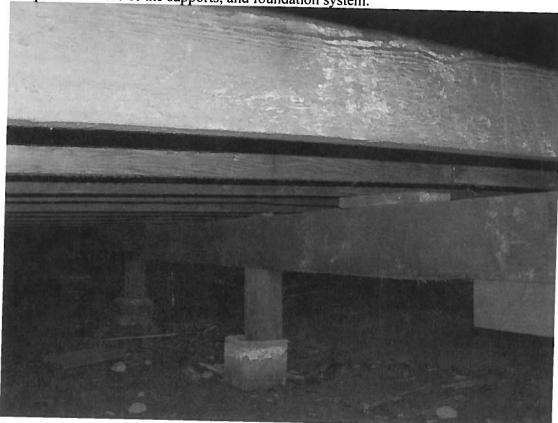
An in depth analysis of this project will require the services of a Structural Engineer and an Architect to provide the calculations and designs, necessary to meet current codes for the foundation repair, seismic retrofitting if necessary, and fire suppression if needed. Only after these code requirements are codified can real numbers be created for the project.

Foundation Repair

l inspected the foundation of this building by crawling under the old gym and taking pictures of the damage. The west wall of the gym inside the center shed of the building was exposed in order to get a better understanding of the extent of the damage to the foundation.

The foundation of this building is a combination of approaches that have been cobbled together over the past 82 years. The building was originally built in 1925 as a "Low Cost" building as found in the attached Assessor report. The foundation has been patched and repaired over the years.

In my opinion the current foundation is totally inadequate to support a two story structure of this magnitude and was inadequate when originally built. I base my opinion on the fact that the event that triggered the need for the Ellisport Engineering report was the settling of the center line support for the building. My observations are that the foundation supports for the columns and posts were from minimal wooden support to at the largest 2' x 2' x 1' concrete pads. The majority of the concrete supports are simply 10" square concrete blocks supporting 6" x 6" wooden posts supporting either 6" x 10" or 6" x 12" girders. The foundation support for this building is sitting on top of the soil that was present when the building was built. Modern code requires that the foundation be dug below frost level and created on non-organic bearing and non-disturbed soils, or compacted soils below frost level. The narrow foot print of the concrete blocks allowed the foundation to settle over 2" at the center of the building. The following pictures are samples indicative of the supports, and foundation system.



	5		



= 9 This construction provides no concrete post saddles and no post to beam connectors which have been required in new construction for over 30 years. Also there is no floor joist to beam connectors and cross bracing is lacking for the floor joists. All of these will most probably need to be rectified to adequately meet permitting requirements.

While the center line settling is significant as state by Ellisport Engineering my greatest concern for this building is the entire west wall support line. The west wall line of the Old Gym was constructed as wood on soil as can be seen in the following picture.



This type of construction was fairly common in the 1920's and is indicative of low quality, low cost construction methods for buildings not intended to last more than a couple of decades. The problem with this type of construction is that the wood acts as a wick for moisture to be drawn up from the ground into the building itself. The wood to soil contact is considered as a conducive condition for insect and fungal infestations by the Washington State Department of Agriculture. The entire west wall was built with this foundation method. As a result of this construction method there has been damage done to the posts supporting the girders, the girders themselves, and the damage extends to the ends of the floor joists. Damage to the bottom plate as well as the wall studs as can be seen in the following picture.



The construction bar in the previous picture was pushed by hand into the 6" x 10" girder. The damage to the wood in these pictures was done by a combination of insect activity and fungal infestation. There is so much damage to the west wall that the wall is in imminent danger of collapse.

Steps for Foundation Remediation

The methodology for the repair of the foundation will require an extensive expenditure of time, money, and equipment. In order to repair this foundation the entire building will need to be elevated to allow for the excavation of soil to pour concrete pads. This will require extensive use of cribbing and temporary concrete pads to allow building jacks to be used to lift the building. Any underground utilities will need to be disconnected as well as the furnace ducting in order to lift the building. New foundation pads will need to poured each of which will need to be a minimum of 2' square and 16" deep. This is of course an approximation of size for the pads; engineering will need to be done to determine the actual size. At this time all of the posts that have been exposed to fungal damage will need to be replaced as well as all of the joists, girders, plates, and studs. Some of the distressed wood could have the fungal infestations cut out of them and other wood sistered in beside the damage ones. This would mean the reconstruction of the entire west wall from the soil at the foundation up approximately 3" into the wall studs and 3" to 1' into the floor joists. While the building is elevated the floor joists near the north basketball hoop noted in the Ellisport report will need to be removed in order to gain access to the dry rotted sub floor. All of the rotted sub-flooring will need to be removed and the area treated with an antifungal spray to insure that infestation will not continue. The building will now need to be lowered onto the new post and girder system and all seismic bracing will need to be installed. Once the building is lowered both of the entrance enclosures will need to be rebuilt due to the rot found in them at the time of the inspection. I believe that Ellisport Engineering's report did not reflect the full scope of the damage in their cost estimate of a ROM cost of \$30,000. I can easily see upwards of \$200,000 being needed to completely repair the foundation of this building.

The extent of construction needed for the building to be occupied will most probably prompt a change in use of occupancy for the building which will most probably require the building to be brought up to current construction codes as well as including the need for the building to comply with the Americans with Disabilities Associations act.

Other Systems

Electrical

As noted in the Ellisport report areas of this building are still wired using the outdated Knob and Tube method of construction. This is a potential fire hazard and all of the knob and tube should be removed and replaced with modern wiring methods. I would agree with a cost inflated adjustment to the Ellisport costing of \$10,000 to repair this and install better lighting.

Fire Suppression

The "Old Gym" is essentially a well dried tinderbox. A fire in this building would expand at an incredible rate of speed. Once the occupancy requirements are changed some type of sprinkler system will be needed in this building. This building has no water to it and there is no indication that there ever was water to the building. Because of the lack of water the fire suppression system would most likely have to be a dry system which is significantly more expensive than typical water system. This would also require an annual system inspection and test adding to the overall cost. A fire suppression system of this scope could easily cost between \$75,000 and \$150,000. In addition to the suppression system additional exits may be required to meet codes. The design and construction cost of these could be quite extensive well into the \$50,000 range.

Exterior Coatings

The paint on this building is years past needing to be addressed. There is only the original beveled cedar siding on two sides of this building. The other two sides have been covered with plywood that is not rated as an acceptable siding material. To replace the bevel siding of this building will be extremely expensive. I would estimate the cost to reside the two sides in the \$50,000 to 75,000 range and that painting of the completed building would run into the mid \$40,000 range.

Roofing and Flashings

The roof of this building should have been replaced several years ago. While there is no indication that the roof is leaking it is most probable that there is some water getting in. The recent rise in the price of oil has caused the cost of asphalt based roofing materials to go through the roof. I would estimate that the cost of replacing this roof would be around \$40,000.

Windows

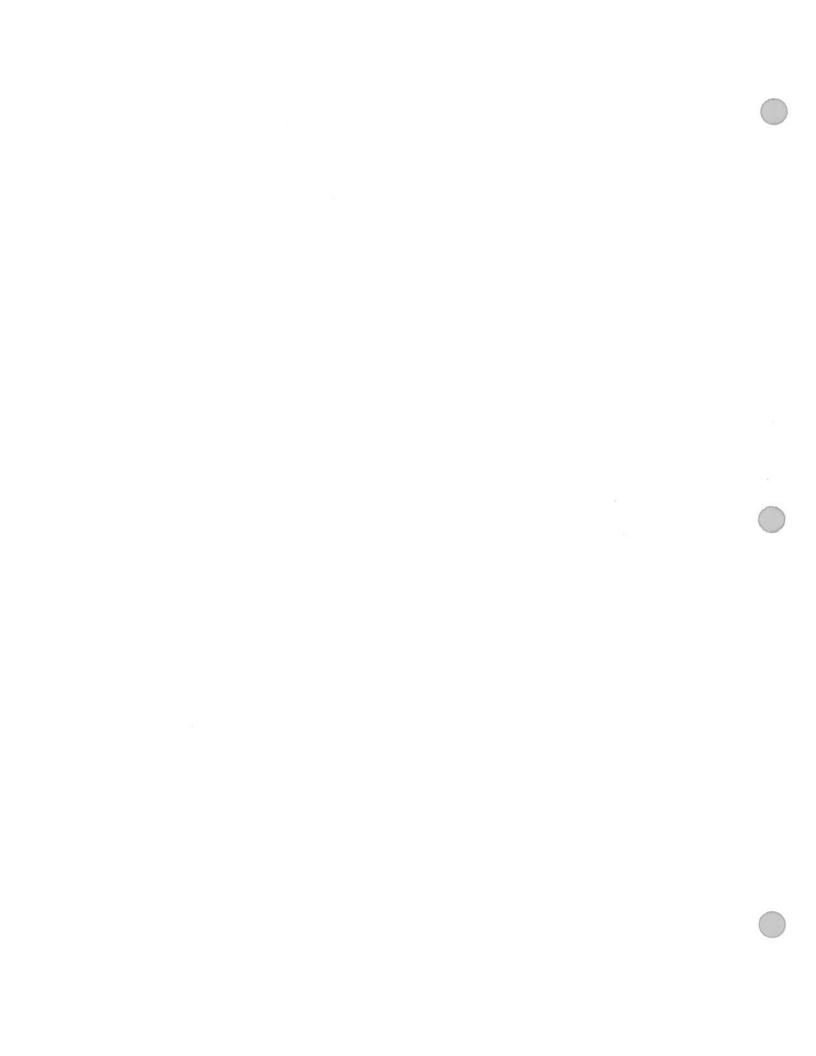
The windows of this building need to be replaced. Trying to replace the windows with period type windows would be very expensive. Normal window installation for this building I would suspect to fall into the \$15,000 range.

Interior Patch and Repair

There are huge gouges out of the gym floor this will need to be repaired in order to create a safe playing surface. When the gym is leveled and the interior bleachers are raised there will no doubt be damage done that will need to be repaired. The floor will need to be refinished and re-lined for basketball. The cost for the interior finishes I would agree with the Ellisport report to run close to \$10,000.

Conclusion

Using my best estimates without the advantage of having an accurate engineering and architectural design I believe that the cost of repair for the "Old Gym" using the mean numbers found in this report would be \$470,000.00. Additional costs of around



\$40, 000.00 for professional designs should be added which would bring to a total \$510,000.00. This would be for a building that is 4568 sq ft. of space without water for restrooms or water fountains. Other incidental cost will inevitably be discovered during the process of construction which could significantly impact the total cost of this project.

Lease for Vashon Elementary School Property

The Vashon School District (Lessor) and the Vashon Maury Island Park District (Tenant) hereby enter into a lease for a portion of the property commonly known as the Vashon Elementary School site, tax parcels 2023039020 and 2923039081 (hereafter the "Property") (see attached illustrative drawing of lease area, Exhibit A). A legal description is attached as Exhibit A and incorporated herein.

For good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

- 1. <u>Use of the Property</u>. Tenant shall use the Property for public recreational and educational activities and other lawful purposes that are consistent with its mission statement. County, state, and federal guidelines applicable to school properties (such as prohibitions on weapons, drugs, and smoking) shall apply to the Property during the lease term. Use of the "Old gym" shall be subject to concurrence from the Lessor's Risk Pool prior to approval.
- 2. Old Gym. The parties recognize that the Old Gym may benefit the public if it is made structurally sound and complies with current safety standards. Neither party currently has the funds to carry out the necessary rehabilitation work. The parties agree to work together, and with members of the public, to determine the cost and feasibility of the necessary rehabilitation work for potential uses and the availability of funds to perform the work. If no viable plan exists within 24 months from the date of this lease, the Lessor will consider demolishing the building at its sole expense. Prior to demolition of the structure, the tenant shall be responsible for maintaining the property around the gym, monitoring the gym exterior for hazardous conditions, and notifying the Lessor of any need to repair a hazardous condition.
- 3. <u>Lease Term</u>. The term of the lease is twenty years from the date it is executed by both parties.
- 4. Renewal of Lease. One year before the expiration of the lease term, the parties shall confer regarding the possibility of extending the lease; however, neither party shall be obligated to extend the lease.
- 5. <u>Maintenance</u>. Tenant shall maintain the Property in a good, safe, and secure condition.
- 6. Recapture. Tenant recognizes that Lessor is bound by RCW 28A.335.040, which requires that leases of surplus school property must allow the school district to recapture the leased property if it is needed for school purposes. If the Board of the Vashon Island School District enacts a resolution stating that

the School District needs the Property that is subject to this Lease for school purposes, then Lessor shall provide Tenant a minimum of one year's notice prior to recapture of the Property by Lessor. At the time Lessor retakes possession of the Property by recapture, Lessor shall reimburse Tenant the present amortized value of leasehold capital improvements made by Tenant, based on a 20-year amortization period. Capital improvements that are subject to this reimbursement requirement include, but are not limited to, improvements that were funded in whole or in part by grants from other agencies. Tenant shall not make any capital improvements after receiving notice of Lessor's intent to recapture. Lessor reserves the right to recapture a portion of the property for faculty housing instead of the entire site.

- 7. <u>Sublease and Fees</u>. With Lessor's written approval, Tenant may sublease the Property for the same public recreation and education purposes allowable by Tenant and subject to all of the requirements in this lease. Tenant may charge fees for use of the Property.
- 8. <u>Dissolution of Park District</u>. In the event that the Vashon Park District is dissolved or ceases to operate, then this Lease shall terminate automatically and possession of the Property shall revert to the Lessor.
- 9. <u>Dispute Resolution</u>. If the parties are unable to agree, after using their best efforts, on implementation or interpretation of this Lease, or if one party believes the other party has breached its obligations under this Lease, then they shall select an arbitrator to adjudicate their dispute according to the Washington State Arbitration Statute (RCW 7.04). If they cannot agree on an arbitrator, each party shall choose one person who is not currently, and has not been previously, employed by, on the Board, or otherwise affiliated in any formal capacity with either party, and the two people chosen shall select the arbitrator. The arbitrator's decision shall be binding and final.
- 10. <u>Utilities and Water</u>. Tenant agrees to maintain the existing electrical and water systems onsite that are under Tenant's control and pay for its share of utility costs, with billings going directly to the Tenant. Capital improvements related to utilities for construction of new fields, irrigation systems, or other items will be at the expense of the Tenant.
- 11. <u>Insurance</u>. Tenant shall secure and maintain continuously until the end of the lease term comprehensive general liability insurance on the premises for bodily injury and property damage liability in amounts required and approved by Lessor's Risk Pool. All insurance policies shall name the Lessor as an additional insured. Tenant agrees to waive the right of recovery against the Lessor, and its directors, officers, employees or agents, for losses or damages occurring to the premises, improvements, or interruptions related to the loss or damage to such property.

- 12. <u>Indemnification</u>. Tenant agrees to indemnify and hold harmless Lessor, including its officials, employees, agents, trustees, staff, volunteers, and any other representative ("Lessor indemnified parties") from any and all claims, liabilities, injuries, damages, expenses, causes of action, suits or judgments, whether based in tort, breach of contract, strict liability or any other legal or equitable theory, to the extent arising out of Tenant's lease of the Premises.
- 13. <u>Severability</u>. Should any provision of this Lease be held invalid or unenforceable, the balance of its terms shall remain in full force and effect.
- 14. Rent. In recognition of the mutual benefits resulting from this lease, particularly the Lessor's ability to recapture the property and the Tenant's intended uses of the property for public recreation and education, plus Tenant's anticipated costs to upgrade facilities on the property and maintain the property, Lessor agrees to accept these public benefits in lieu of rent from the Tenant.
- 15. Reimbursements. Tenant agrees to reimburse Lessor for necessary and documented out-of-pocket expenses arising from lease of the property. Absent an emergency requiring immediate remediation of a condition impacting public health and safety, Lessor shall provide prior notice of the need for any expense and the estimated cost. The parties anticipate the following:
 - a. Tenant agrees to reimburse Lessor for documented out-of-pocket expenses related to quarterly inspections of the property as required by Lessor's Risk Pool, which shall not exceed \$500 (to be adjusted yearly by the change in cost of living index CPI-W) total in any school calendar year. Lessor shall provide tenant with a copy of any inspection reports so that the property can be maintained in a suitable condition.
 - b. Tenant agrees to pay for any out-of-pocket costs incurred by Lessor in developing, reviewing and approving the Master Plan for the property, or any substantial amendments to that Master Plan.
 - c. Tenant agrees to reimburse Lessor for any out-of-pocket costs for professional services to review the design of any proposed capital projects, or to facilitate the construction of those projects.
- 16. <u>Assignment</u>. Tenant will not assign any of its rights or obligations under this Lease without the prior written consent of Lessor.
- 17. Capital Improvements. The parties acknowledge that Tenant intends to make capital improvements to the Property, including but not limited to the creation of sports fields, or possible renovation of the Old Gym. Before Tenant makes any capital improvements, Tenant shall develop a Master Plan for the Property with public input and input from Lessor. Lessor shall have 90 (ninety) days, or

E. э a different amount of time agreed upon by the parties, after receiving a copy of the Master Plan to approve or disapprove the Master Plan. If Lessor fails to act within 90 days, or such other time as the parties agreed upon, Lessor shall be deemed to have given its approval and Tenant shall be free to adopt the Master Plan as final. Once the Master Plan has been finalized, Tenant may proceed with capital improvements that are the same as described in the Master Plan. Changes or additions to the Master Plan must be presented to Lessor for approval or disapproval in the same manner as the initial plan.

- 17. Full and Final Agreement. This document represents the full and final agreement between the parties. Any amendments to this agreement shall be in writing and signed by representatives of Lessor and Tenant.
- 18. <u>Notification.</u> Any notices required under this agreement shall be in writing and directed to the Executive Director of the Vashon Maury Island Park District or to the Superintendent of the Vashon School District.

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Vashon Island School District #402

Chair, Board of Directors

Secretary, Board of Directors

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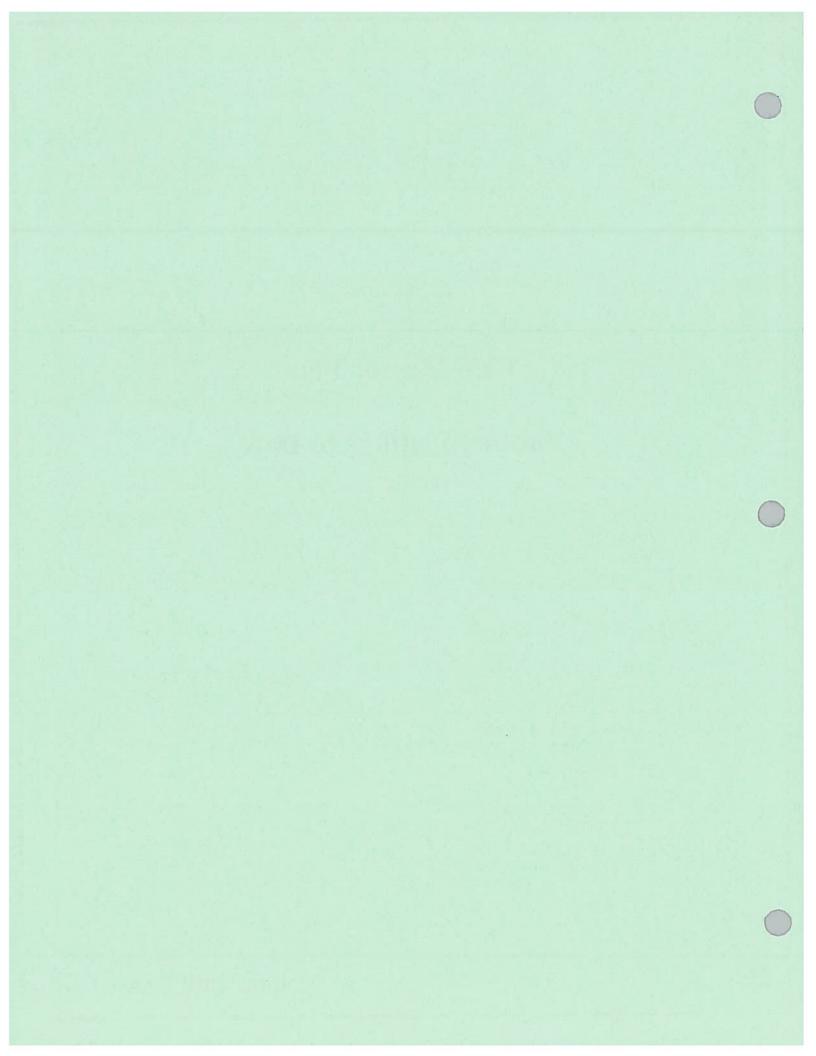
Vashon Park District

Commissioner

Secretary, Board of Directors

VES Master Plan

Public Meetings to Date



Meeting Dates and Attendance Interest Name Name Name Neger John Nesser Joe Wald Negan Hackett NES Salmonos@ooncast.net Jim Maier David Hackett NES Garcia Joe Wald NES Galmackett@conturytel.net Eric Gill Negan Hackett Negan Hackett Nesser Nold Gym Mike@instantservice.com Jold Gym Mider@instantservice.com J	- William X X X X X X X X X X X X X X X X X X X	Mar	X X X X X X X X X X X X X X X X X X X	30-May	27-Jun × × × × × × × × × × × × × × × × × × ×		29-Aug X X X	X X X
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The state of the 7.4 VES Master Planning Meeting April 25, 2007

Attending:

David Hackett
Mike Lande
Tim Morris
Katie Bunnell
David Leonhardt
Wendy Braicks

Eric Gill
Doug Skove
Bill Ameling
Pat Mulvihill
Joe Wald
Tim Lafferty

The meeting was called to order by Wendy and a brief review of the last meeting was provided noting that because of the small turnout at the last meeting, those present had agreed that putting some extra effort into gaining new attention on the site planning process, particularly the future of the old gym, was a high priority. An article in the Beachcomber and signage at the site appears to have motivated several to join the planning process.

David H. gave an overview of the overall planning happening for several sites and facilities at this time. The Agren and Burton planning are underway and an ad-hoc committee reviewing the Commons facility needs and issues has also begun meeting. He reported on how the pieces from the various parks and sites will be fit together to provide facilities that have been identified as needs while not duplicating resources.

The group talked about the condition of the old gym as it is understood today. Tim L. reported on his plan to get the fire marshal to look over the facility and get that input on what would need to be done to make it usable from that perspective. A discussion followed about the minimum that must be done to make the building structurally sound for the uses it had in the past. It was agreed that there is still much to understand.

Bill A. noted that there may be funding / granting sources that could provide for the improvements that will be needed. Doug S. mentioned that nominating the building for Landmark status might be a way to access some funds and protect the building from future decisions to demolish it.

Those in the group who identified themselves as being interested in working on saving the old gym agreed to continue to meet. The VES master planning committee and the old gym group will meet separately from this point forward. Wendy agreed to provide the VES Save the Old Gym group with their contact info so they could proceed at their own pace. The VES Master Planning committee will meet, as scheduled, on May 30.

Minutes provided by Wendy Braicks

VES Master Planning Meeting May 30, 2007

Attending:

David Hackett Katie Bunnell Joe Wald Wendy Braicks Colby Atwood Tim Morris David Leonhardt Jim Maier Tim Lafferty

The meeting was called to order and a brief review of the last meeting was provided and an explanation that this meeting would focus on the field areas at VES excluding the Old Gym footprint. Those folks interested in the Old Gym would meet separately and, therefore, Tim Morris and Katie Bunnell left to meet with Tim L on the issues of the Old Gym in the lobby.

Colby Atwood introduced himself and explained that he is on the board of the Harbor School. He reminded all that the water main that provides the water service to the Harbor School could be used to provide water to the fields as well. There was a discussion of the area used by Harbor School and particular features such as the emergency access road and the parking. Colby confirmed that the Harbor School is interested in the improvements to the site and is a willing partner in the planning and implementation of a plan for improvements.

In addition to the intent to provide for baseball, lacrosse and soccer, the group reiterated an interest in basketball standards and other improvements to provide activities for families who are at the site.

There is still an interest in seeing if the Metro Park and Ride program would want to create a parking lot in front of the Old Gym that would provide parking for community evening and weekend use.

There was a discussion of various configurations of fields with a goal to providing the most in the available space. Baseball has need of 8 fields total and may have the ability to provide those fields at the Health Center fields in the future. But that is still an unknown and, if it happens, several years away, so at least two ballfields would be desired for the VES site. One lacrosse field is desired and one large soccer field and space for an additional two modified soccer fields as well. After the discussion of various scenarios, Jim Maier agreed to design a field configuration that would provide the best layout for all purposes. He will bring that to the next VES meeting.

David reminded all that the plan for the site must be completed and presented to both the School and Park District Boards before any action can be taken. The school district would have 90 days to review and comment after receiving the document. Wendy provided the Master Plan document that has been drafted to date. She agreed to have

those portions of the plan that could be substantially completed by the next meeting date done and ready for the group to review and comment.

Next meeting June 27, 2007.

Minutes provided by Wendy Braicks

VES Master Planning Meeting June 27, 2007

Attending:

David Hackett Joe Wald Wendy Braicks Eric Gill Greg Garcia

Rich Borich

Lanora Hackett Jim Maier Tim Lafferty Steve Foley Gay Rosser

The meeting was called to order and a discussion of the recent inspection Tim did at the Old Gym was reviewed and photos shared. The content of Tim's recent email regarding the conditions he found:

The result of my investigation is as follows:

If the only damage done to the structure was limited to the settling of the center line posts (as indicated in the engineering report) the fix would be relatively easy and would have been inexpensive to repair, with the caveat that sometime in the future new concrete support pads would need to be poured to replace the inadequate ones that now exist. This repair would be just a temporary repair to get the gym useful again. However further investigation of the entire structure shows that the entire post and beam line of the west wall of the structure has been destroyed by fungal infestations (rot) assisted by some damage done by carpenter ants. The extent of the damage is extensive. All of the posts are rotted as well as 95% of the beams. The floor joist ends that are on the beams have also been damaged and the extent of the damage extends in places to the bottom plate of the stud walls. To fix this the entire length of the west wall of the building would need to be opened up and structural pads would need to be poured to carry a new post and beam system. The existing floor joists would need to be cut off to insure all of the damage was eliminated and new joists would need to be located beside the existing joist to reestablish the engineering needed to carry the weight of the building.

The fix described above would insure that permits would be required and an engineered set of drawings would be needed. This would mean that all of the other inferior post pads would also fall under inspection and need to be brought up to code. This is our worst fear come true. Because of the extent of the work that needs to be done structurally other permits would then need to be put into place to insure that the structure is up to current building codes. I would project that the repair of this structure to meet these needs would fall into the fiscal range of \$400,000.00 to \$600,000.00 if we could get it permitted without having to provide bathrooms.

Based on this current information, this committee agreed that it would be unlikely the structure would be saved so for the purpose of the master planning, the committee would work on a site plan in which the old gym does not remain.

The field layout concept drawings prepared by Jim Maier were reviewed. After some discussion of costs associated with the two options, the committee agreed to use Concept B in the planning process. It was noted that the well and related tanks should be added. Jim noted that he needed to have accurate surveyed boundaries to clarify the southeastern edge and a site plan for the Harbor School including their future plans for landscape and structures. David offered to work with Harbor School on the access road placement.

There was a brief discussion of the need for a new name for this park site. All agreed a public process would be needed.

The draft Master Plan was provided and all agreed to review it. Wendy will email out the Master Plan elements completed to date for review and comment.

Next meeting July 25, 2007.

Minutes provided by Wendy Braicks

VES Master Planning Meeting July 25, 2007

Attending:

David Hackett Joe Wald Jim Maier
Wendy Braicks Tim Lafferty Eric Gill
Lucas Ridinger Judith Lawrence Gay Rosser

Colby Atwood Roger Taylor

The meeting was called to order and Wendy asked if anyone had any edits or comments on the draft master plan sent out after the last meeting. It was established that not everyone got the emailed version and Wendy will send it out again. Everyone is encouraged to review what is already included and add comments. We will try to have it substantially completed for the next meeting.

David reported that the State Youth Sport Facilities Grant program that we'd like to submit a grant to requires a letter of intent by August 1. Wendy will submit the letter. The grant must be sponsored by a non-profit and not the District. All agreed that a consortium of youth sport groups would be the appropriate sponsor. We need a brief description and a total project cost and our match amount. David led a discussion to identify the elements of the project for the grant and individuals were identified who will provide cost estimates to Wendy by Tuesday, July 31. It was agreed that the grant would request \$120,000 for the project.

Elements to be included in the grant application:

Fields and related features Restrooms/concession/storage Lighting Basketball court

Cost Estimates needed:

Well and pump, tank farm, irrigation, drainage, field surface, materials, lights, design/planning services, contingency, restroom, basketball courts - VPD Staff

Baseball fields and all related features – Joe

Field development costs - Jim

It was agreed that Jerry O'Hare would be asked to do a full survey of the site and provide topographical details.

There was discussion of various configurations of field layout but all agreed that until we have the details from J. O'Hare, no real decision can be made at this time.

Gay Rosser, whose property shares an unclear boundary with the park, was assured that the planning and ultimate use of the park would not impact them. Judith Lawrence, who is responsible for the memorial trees in front of the old gym, reported that she would not agree to having them moved or removed. She was assured that we would include the trees into the plan – perhaps using them as a focal point for a seating/picnic area.

Next meeting August 29, 2007. Minutes provided by Wendy Braicks ¥

VES Master Planning Meeting August 29, 2007

Attending:

Joe Wald Wendy Braicks Judith Lawrence

Jim Maier Tim Lafferty Gay Rosser David Leonhardt Michael Deblasi Rich Borich

Nancy Denherder

Betti Edwards

The meeting was called to order and Wendy welcomed the new folks, everyone introduced themselves, and the agenda was reviewed.

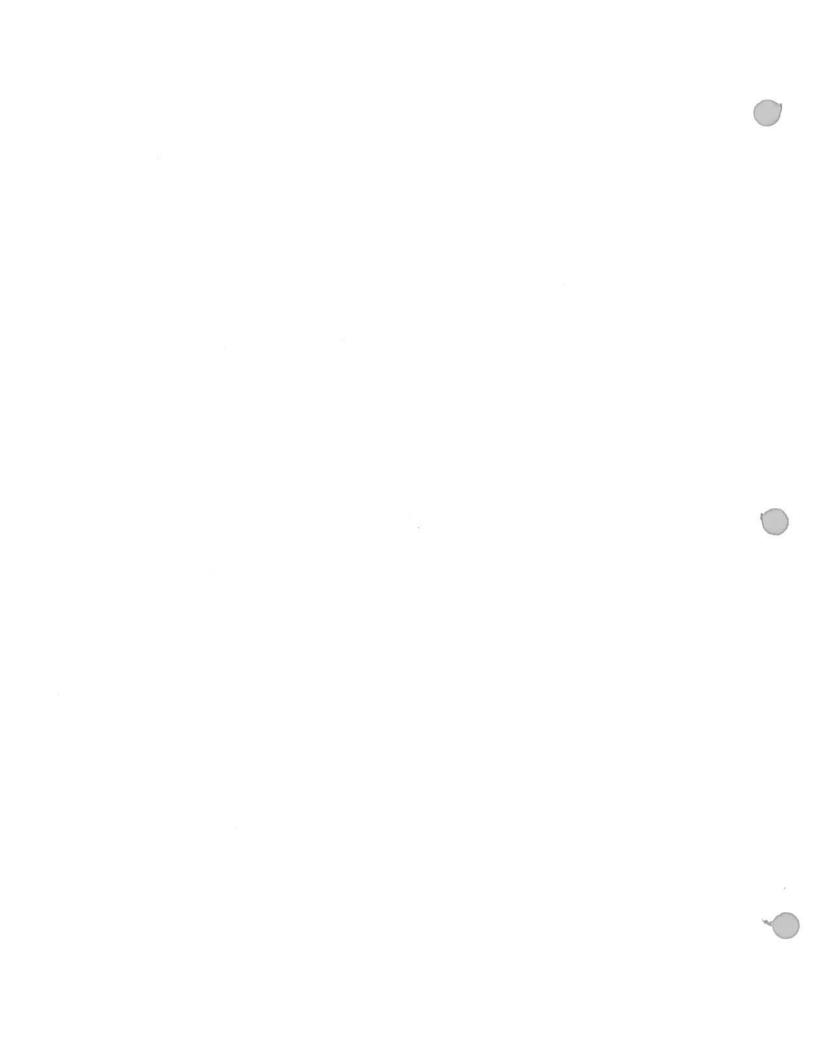
Wendy updated all on the latest information on the Old Gym from the folks who are working on that part of the project. An email was received from Mike Lande that an application was submitted to King County for landmark status. The process and procedure for acquiring that status is not fully known but we hope to get a current update from the Old Gym group soon. For the purposes of this group, it means the old gym will continue to be included on the site until it's future and status is better understood.

Tim reported that the surveyor had not yet started on the survey of the site. He was assured the work would begin on Aug 30 and take about a week. The field layout and planning cannot proceed until the survey is completed. Gaye noted her concern for her property boundaries and what the survey might mean for her and other neighbors to the property if the survey uncovered differences. The committee assured all that the information will not affect long standing neighboring boundaries but is necessary for future development projects and to establish the topography for field layout and development and the cost estimating.

Nancy, Betti and Gaye all stated that while they are happy to have the kids and activities at the park and will enjoy that, they are concerned about activity that will go into the late evening hours. They expressed their concerns for any intent to provide field lighting as that might be intrusive. Concern was also expressed for possible negative activity that might come with a restroom and/or concession facility. There was a question as to whether or not a park and ride lot might be located there and what that might look like. They were assured that while these features may be considered in the planning process, they are not yet approved and more discussion and consideration will be given by the committee and the public before a firm plan is drafted and recommended.

The Master Plan Draft was briefly noted and Wendy asked all to provide any comments as soon as possible to keep this report moving forward. The new folks will be sent copies for their comments.

Youth Athletic Grant – Wendy reported that the grant is due on October 1. There is much work to be done to complete the application packet which will not be available from the grantor until after September 3. A reasonable and doable plan for the grant is essential to assure that the project could proceed if the grant is awarded. Wendy will talk with VPD board and David Hackett on the District responsibility to the grant and matching fund options. Joe W, Jim M and Tim agreed to help with the details of the



VES Master Planning Meeting Sept 19, 2007

Attending:

Joe Wald

Jim Maier

David Hackett

Wendy Braicks Betti Edwards Tim Lafferty Kathy Bosler

The meeting was called to order and Wendy welcomed the one new person Kathy Bosler. Kathy is a neighbor and interested in what is being planned. Jim had brought two drawings of the proposed improvements for review and comment. One was Phase I only and the other included the total project elements through Phase III. Everyone was very pleased with the drawings and feel they are an accurate reflection of the grant request and intent of the Master Plan.

David agreed to share the plans with other representatives from the youth and adult sport programs and get letters of support for the grant. Tim will complete the final touches on the grant after all information is compiled so it can be submitted by October 1.

There was brief discussion of further issues for this project. David will take the draft Master Plan to the VPD Board at their meeting on Sept 15 and then send it to the School Board for their review.

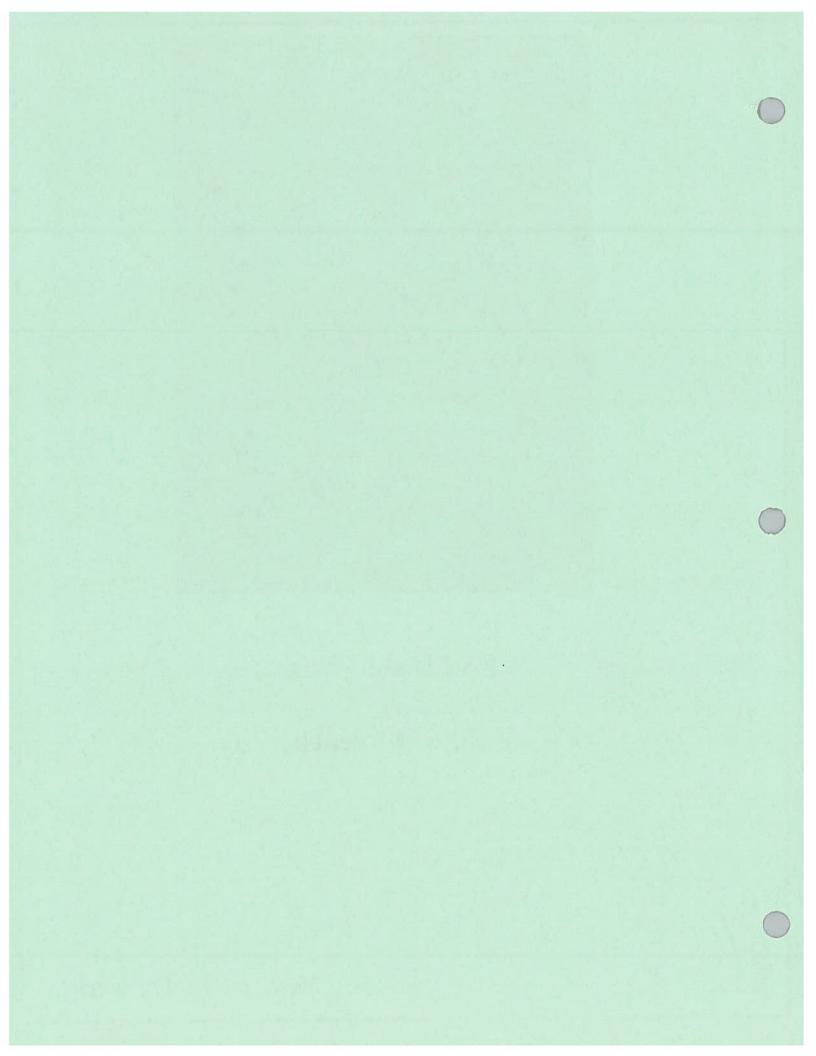
We all agreed that additional grants should be pursued to continue the search for funding for the improvements.

Naming of the site is still to be discussed.

No meeting date was set for the next meeting. Minutes provided by Wendy Braicks (40)



VES Master Plan
Public Outreach



How much do we love the Old VES Gym?

The future of the old gym at the Vashon Elementary School site is being decided now. An advisory committee to Vashon Park District has begun planning for the VES site and many good ideas are being considered that would enhance the current recreational features there and even add more. Will the future of the site include the old gym or will it be demolished? The twenty year lease for the VES site between the Park District and the School District includes the requirement that a plan for the old gym be in place by November of 2008. This plan will describe what can be done to renovate the building and how it could be paid for. Unless this plan is in place, however, both agencies have agreed, the building will be demolished. Do we care?

There are still many unknowns about the old gym. Can it be made safe and pass inspection by the fire marshal and the county permit folks? Can we afford to bring it up to code and make it a useful, safe space again? Does it need to be fitted with sprinklers, ramps, and new electrical or heating systems? Can we find the funds in the community or with grants to provide for the improvements? Does the community care enough to work toward that goal? How will we feel if it gets torn down? Will that be the best thing? Can it be replaced in the future with a more practical building that can provide restrooms, storage, a concession stand, and even meeting rooms? Can we afford that? Do we want to?

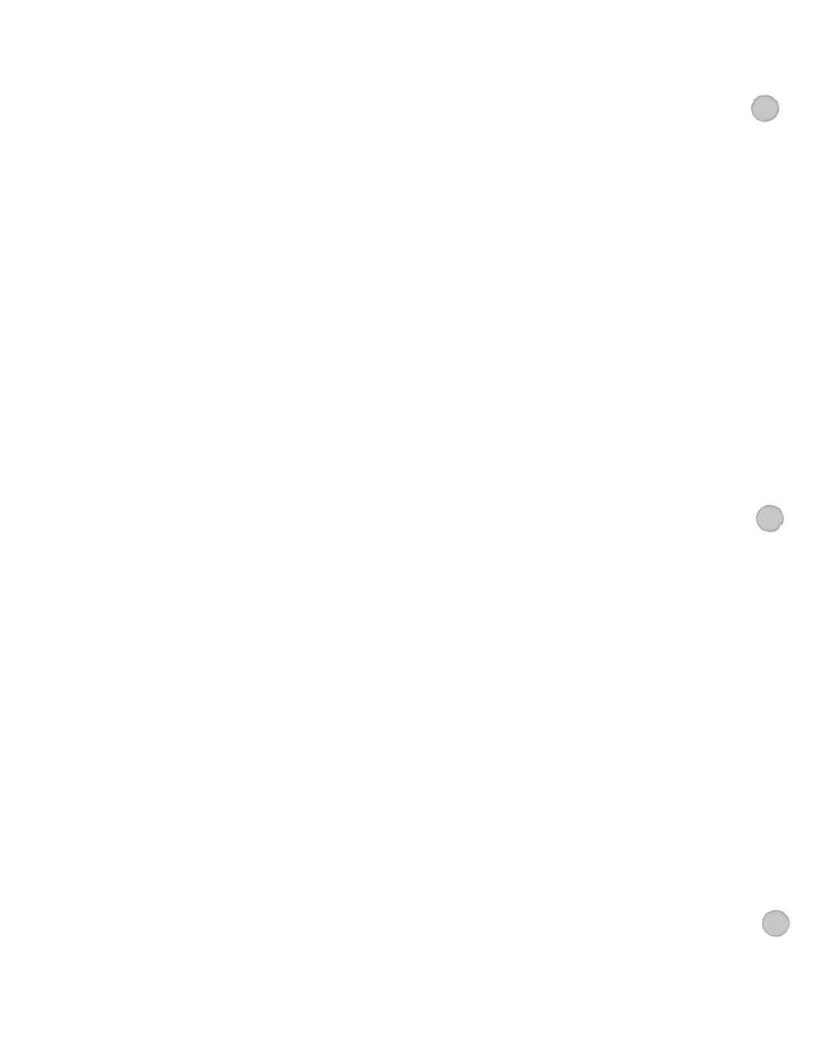
How will you feel if you drive by the old school site and see that the old gym is gone? Will you wish that something could have been done? Are you willing to join a group to see what can be done?

Decisions need to be made. The expectation by the School District and the Park District is that the community will provide the direction and energy needed to save the old gym if that is the desire. Now is the time to act if this historic feature is going to be saved. Planning for the VES site is going on now. The VES Master Planning Committee is made up of volunteers who are interested in finding out how the community wants to use this new park. The committee will work toward the creation of a draft Master Plan to be presented to the Park Board and School Board for their consideration. We need more people involved—If you are interested, please come to the next VES Master Plan committee meeting on April 25, 7:00pm, at Ober Park. The committee is planning on meeting once a month until the draft is completed. The committee's goal is to have a draft plan for the entire site ready by the end of the summer.

Will the Old Gym be a part of that plan?

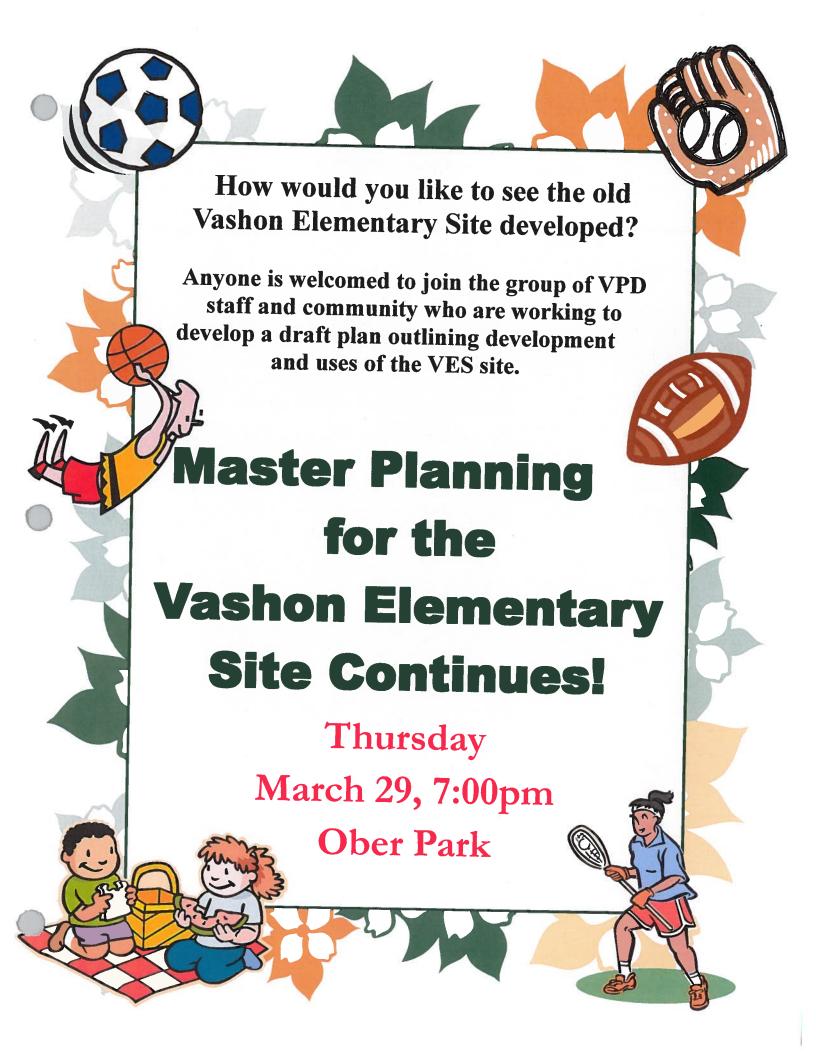
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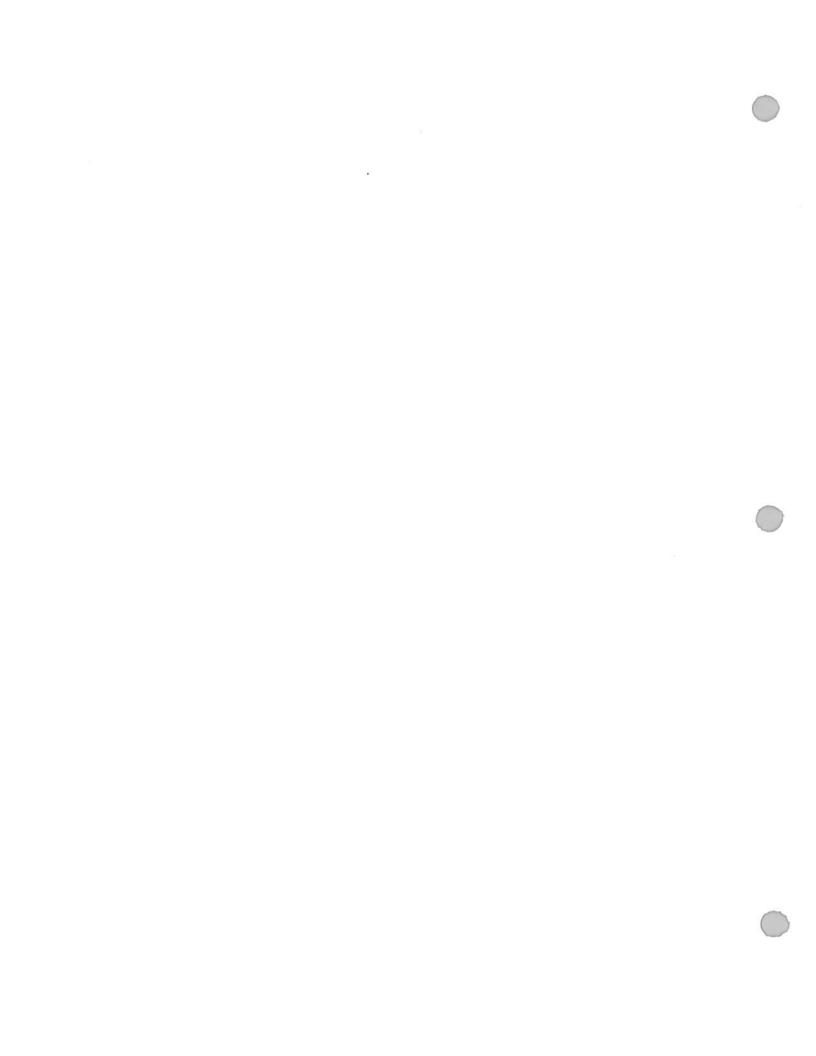




Time to plan for Vashon Elementary

The Vashon School District and Park District have signed a 20 year lease allowing for community use and development of the old Vashon Elementary site. Since the site was taken out of active use for school district purposes, the Harbor School leased a portion of the site and now the Park District has a lease for the remaining area. The site has been in continuous use by local youth sport groups and maintained by the Park District. The lease will now allow VPD to plan and develop the site with the assurance it will be available to the community for years to come. The Park District will begin planning for the site with a public meeting on March 1. This meeting will gather interested groups to begin defining how the site should be developed and used. Creation of the Master Plan identifying the community's interests and drafting an action plan for the site are the first important steps in development. All groups and individuals interested in working on this project should plan on joining Park District staff on March 1, 7:00pm, at Ober Park. The future of the Old Gym will also be under consideration. For more information, please call Wendy Braicks at 206-463-9602 or email: wendyb@vashonparkdistrict.org.





How much do we love the Old VES Gym?



The future of the old gym at the Vashon Elementary School site is being decided.

Be a part of the planning and join the VES Master Planning Committee on April 25, 7:00pm, at Ober Park

The decisions we make now will impact the future of this special building and determine if it is part of our community as a vital space for community activities or a fading memory!