Name: Bainbridge High School
Address: 9330 NE High School Rd., Bainbridge Island
Zone: R-2.9
Current Use: Educational Facility
Grade level: 9-12
Site area: 75.6 Acres (3,293,095 SF)
- site is shared by several facilities
Gross Permanent Building area: 206,772 SF
Lot Area Covered by Buildings:
- allowable 35,815 SF
- actual 35,815 SF
Setbacks:
- Front: required 25'
- actual 55.5'
- East: required 25'
- actual 34' (governed by Commodore)
- West: required 5'
- actual 32.9'
- Rear: required 15'
- actual 771'
Building Height:
- allowable 25'
- actual 37'-8" max.
Parking:
- required: 250 stalls
- actual: 203 stalls (approx.)
bicycle parking required
MAIN FLOOR PLAN - EAST

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Sq. ft</th>
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<tbody>
<tr>
<td>1 Core Instruction</td>
<td>31,952</td>
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<tr>
<td>2 Special Education</td>
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<td>Grand Total</td>
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<td>Area</td>
<td>Name</td>
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<td>7</td>
<td>Performance Space</td>
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<td>Food Service/Commons</td>
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<td>Library/Media Center</td>
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<td>10</td>
<td>Phys. Ed./Athletics</td>
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<tr>
<td>11</td>
<td>Administration</td>
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<tr>
<td>12</td>
<td>Student Services</td>
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<tr>
<td>13</td>
<td>Faculty/Staff Support</td>
</tr>
<tr>
<td></td>
<td><strong>Assignable Areas</strong></td>
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<tr>
<td></td>
<td><strong>Unassignable Areas</strong></td>
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<tr>
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<td><strong>Permanent Areas</strong></td>
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<tr>
<td></td>
<td>Portables</td>
</tr>
<tr>
<td></td>
<td><strong>Grand Total</strong></td>
</tr>
</tbody>
</table>
SUMMARY OF FINDINGS

A program assessment represents the ability of the existing spaces to meet the educational needs.

PROGRAM ASSESSMENT

Space Deficiencies

1. The current configuration of teaching spaces does not support the District vision for personalized learning.

2. Current core classroom space is inadequate to service a student population of 1450. The model program suggests adding thirteen (13) core classroom spaces.

3. Currently Bainbridge High School is using seven (7) classroom spaces in the Commodore building. Aside from the adjacency issues, these classroom spaces were originally designed for elementary-age students and no accommodation has been made to support a high school population or curriculum.

4. Core facilities such as Commons, Food Service, Library, and Administration space is inadequate to serve the student population.

5. Student services spaces are located wherever space can be found (primarily in small rooms off of the Library). This situation compromises privacy and provides insufficient space to meet the program needs.

6. The science curriculum is not met with the current number of science rooms. One (1) general classroom is inadequately serving as a Biology room; the SEC microscope is being housed in a staff workroom; there is immediate need for two (2) new science rooms.

7. High tech vocational programs do not have adequate space or the technological infrastructure to support the expectations of the curriculum.

8. Most spaces throughout the campus lack appropriate access to technology.

9. Physical Education and Athletics spaces are inadequate. The Gymnastics room cannot be used by the high school except after normal school hours.

10. Performing arts facilities have inadequate space to support the robust drama/performance needs of the school. The proposed model program suggests two alternatives for correcting this issue.

11. Band and Choir facilities are inadequate to support the current student population.

12. Building Support (toilets, storage, custodial) is inadequate to support the student population and staff.
PHYSICAL ASSESSMENT

Site Findings

1. No stormwater management system exists most of the site development. Significant upgrades may be required with new development.

2. Hydrant locations do not meet current code that requires these to be located within 150 feet of any point of the exterior of the building.

3. Provisions for accessibility from the west parking area to the building entrance do not meet current accessibility guidelines.

4. Site does not contain enough parking per code and per the needs of the high school. Faculty currently park off-site.

5. Parking areas are dispersed and difficult to monitor causing a security problem.

6. Paved asphalt areas need to be repaired or replaced.

7. No clear main entry to the campus exists.

8. The number of athletic fields is inadequate to serve the current student population.

9. Athletic field use is limited by the condition of the surfaces.

10. Tennis courts need to be upgraded.

11. Site surface drainage needs to be improved.

Building 100 (1970 northwest building) Findings

Health/Life Safety

1. Building does not meet current seismic codes. Structural reinforcement is required to adequately resist lateral loads and prevent significant damage during a seismic event.

2. Emergency egress lighting needs to be upgraded.

3. There is no automatic fire sprinkler system.

4. Phone system needs to be replaced.

Infrastructure

1. Building is reaching the end of serviceable life – 35 years old

2. Heating, Ventilation, and Air Conditioning (HVAC) system is in poor condition and must be addressed to protect air quality.
3. HVAC controls need to be replaced.
4. Windows and exterior walls are un-insulated.
5. Poor daylighting exists in many teaching areas.
6. Interior finishes and casework needs to be replaced.
7. Exterior trim needs to be repaired or replaced.
8. Roof needs to be replaced (verify).

Building 200 (1977 southwest building) Findings

Health/Life Safety

1. Lateral sheer transfer from roof deck to structural frames needs to be verified. There is potential risk in a seismic event.
2. Emergency egress lighting needs to be upgraded to conform to current code.
3. There is no automatic fire sprinkler system in this building,
4. Phone system needs to be replaced.
5. Natural daylighting is poor in the majority of teaching spaces.

Infrastructure

1. Technology backbone needs to be upgraded to support the current network standards.
2. HVAC controls need to be replaced.
3. Air handling units are in poor condition and need to be replaced.
4. Roof needs to be replaced.
5. Interior finishes and casework needs to be replaced.
6. Exterior trim needs to be repaired or replaced.
Building 300 (1981 southeast building) Findings

Health/Life Safety

1. Structural bracing of corridor wall to roof structure needs to be verified. This could be a life/safety issue in a moderate seismic event.

2. Structural reinforcing in the corridor wall needs to be verified.

3. There is poor natural lighting in the majority of teaching spaces.

4. Phone system needs to be replaced.

Infrastructure

1. Technology backbone needs to be upgraded to support the current network standards.

2. HVAC systems are in poor condition and need to be replaced.

Building 300 (1999 southeast building) Findings

Health/Life Safety

1. Phone system needs to be replaced.

2. There is poor natural lighting in the science rooms.

Infrastructure

1. Technology backbone needs to be upgraded to support the current network standards.

Building 400 (1999 gym building) Findings

Health/Life Safety

1. Phone system needs to be replaced.

Infrastructure

No deficiencies identified.
Building 500 (1981 northeast building) Findings

Health/Life Safety

1. There is no automatic fire sprinkler system.
2. Phone system needs to be replaced.

Infrastructure

1. Technology backbone needs to be upgraded to support the current network standards.
2. HVAC systems are in poor condition and need to be replaced.
3. Water infiltration at exterior walls is present and needs to be repaired.
4. A portion of the roof needs to be replaced immediately.

Building 600 (1989 music building) Findings

Health/Life Safety

1. Automatic fire sprinkler system in facility does not meet requirements for new school construction under the current code.
2. Phone system needs to be replaced.

Infrastructure

1. Technology backbone needs to be upgraded to support the current network standards.
2. Insect infestation needs to be remedied.
HIGH SCHOOL PROGRAM SUMMARY

<table>
<thead>
<tr>
<th>BASIC STANDARD &quot;A&quot;</th>
<th>BASIC STANDARD &quot;B&quot;</th>
<th>BAINBRIDGE HIGH SCHOOL PROGRAM</th>
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<tr>
<td></td>
<td>T STA</td>
<td>SF</td>
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<tr>
<td>CORE INSTRUCTION</td>
<td>41</td>
<td>48,790</td>
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<tr>
<td>SPECIAL EDUCATION</td>
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<td>3,560</td>
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<td>FUNCTIONAL SKILLS</td>
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<tr>
<td>SCIENCE</td>
<td>10</td>
<td>14,750</td>
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<td>OCCUPATIONAL/UNIFIED ARTS</td>
<td>13</td>
<td>19,275</td>
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<td>MUSIC</td>
<td>2</td>
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<td>PERFORMANCE SPACE</td>
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<td>FOOD SERVICE/COMMONS</td>
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<td>LIBRARY/MEDIA CENTER</td>
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<td>ADMINISTRATION</td>
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<td>STUDENT SERVICES</td>
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<td>FACULTY/STAFF SUPPORT</td>
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<td>BUILDING SUPPORT</td>
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<td>NON-SCHOOL USE</td>
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<td>TOTAL ASSIGNABLE SF</td>
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<td>183,010</td>
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<tr>
<td>UNASSIGNABLE AREAS</td>
<td>50,600</td>
<td>50,600</td>
</tr>
<tr>
<td>TOTAL BUILDING Gross Square Feet</td>
<td>238,210</td>
<td>233,610</td>
</tr>
</tbody>
</table>

Number of Teaching Stations | 80 | 80 | (7) | 67 |

Number of Students | 1,450 | 1,450 | 1,456 |

SF per Student | 164 | 161 | 147 |

Portion of Site Area for Play Areas/Fields | 872,852 | 872,852 | 831,693 |

Total Site Area Required

1(7) Core classrooms are housed in elementary school classrooms at Commodore are not included in the total area and number of teaching stations.

2 Auxiliary gym is used 1/3 time by BHS.

3 Additional Faculty/Staff Support space included in Core Instruction area

4 Non-school Use of Gymnastics room at BHS is included in the total area and number of teaching stations.

5 Number of students based on BISD October 2004 enrollment.
COMMODORE LEARNING CENTER

- **Name:** Commodore Learning Center
- **Address:** 9530 NE High School Road, Bainbridge Island
- **Zone:** K-2.9
- **Current Use:** Educational Facility
- **Grade level:** K-12
- **Site area:** 75.6 Acres (3,293,995 SF)
  - site is shared by several facilities
- **Gross Permanent Building area:** 70,662 square feet
- **Lot Area Covered by Buildings:**
  - allowable 25%
  - actual 14.9%
  (includes all facilities on site)
- **Setbacks:**
  - Front: required 25'
  - actual 34'-4" (governed by BHS)
  - North: required 5'
  - actual 23'-10"
  - South: required 25'
  - actual 83'-4"
  - Rear: required 5'
  - actual 32'-9" (governed by BHS)
- **Building Height:**
  - allowable 25'
  - actual 17'-7"
- **Parking:**
  - required -
  - actual 56 stalls
  - bicycle parking required

High School Road
N. Madison Avenue
<table>
<thead>
<tr>
<th>Area Name</th>
<th>Sq. ft.</th>
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</thead>
<tbody>
<tr>
<td>1 Core Instruction</td>
<td>18,686</td>
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<td>2 Arts/Science/Technology</td>
<td>5,407</td>
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<tr>
<td>3 Music/Drama</td>
<td>1,621</td>
</tr>
<tr>
<td>4 Library/Media Center</td>
<td>1,454</td>
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<tr>
<td>5 Phys. Ed./Athletics</td>
<td>8,857</td>
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<tr>
<td>6 Food Service/Commons</td>
<td>4,837</td>
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<tr>
<td>7 Administration</td>
<td>2,280</td>
</tr>
<tr>
<td>8 Student Services</td>
<td>170</td>
</tr>
<tr>
<td>9 Faculty/Staff Support</td>
<td>2,096</td>
</tr>
<tr>
<td>10 Non-School Use</td>
<td>7,542</td>
</tr>
</tbody>
</table>

Assignable Areas: 48,568
Unassignable Areas: 22,094
Permanent Areas: 70,662
Portables: 0

Grand Total: 70,662

* Commodore has limited use of this Bainbridge High School gymnasium
SUMMARY OF FINDINGS

PROGRAM ASSESSMENT

Space Deficiencies

1. The science classroom is inadequate to support a high school science program.

2. The current building configuration does not support personalized learning/learning clusters.

3. The homeschool space is inefficient and occupies more space than is required to operate the program.

4. The building configuration is an inefficient use of space due to the continuous retrofitting of the school to match curriculum needs.

PHYSICAL ASSESSMENT

Site Findings

5. Provisions for accessibility from the east side of the building to Madison Avenue do not meet current accessibility guidelines.

6. Fire truck access and hydrant locations do not meet current code. Hydrants are required to be within 150 feet of any point on the exterior of the building.

7. Bus loading zone currently occurs directly off of Madison Avenue creating a potential safety issue with other traffic.

8. Main sanitary sewer lines need to be replaced. (verify)

9. No stormwater management system exists. Significant upgrades may be required with new site development.

10. Asphalt paving on portions of the site needs to be replaced.

11. Access to the southeast parking lot from High School Road does not meet traffic standards and is a safety concern.

12. Covered Play area is inadequate due to the height and lack of amenities. It is also a safety issue due to the adjacency to the parking lot.

13. Site surface drainage needs to be improved.

Building Findings

Health/Life Safety

1. No automatic fire sprinkler system exists in facility as required for new school construction under the current code.
SUMMARY OF FINDINGS

2. Phone system needs to be replaced.

3. Un-reinforced masonry walls need to be reinforced with a secondary wall system in the older portions of the building. These walls are a safety issue in the case of a seismic event.

4. Building configuration and location of exits creates security and monitoring problems.

5. Emergency egress lighting needs to be upgraded.

Infrastructure

1. Most of the building is reaching the end of serviceable life – 35 to 52 years old.

2. Technology backbone needs to be upgraded to support current network standards.

3. Heating, Ventilation, and Air Conditioning (HVAC) controls need to be replaced.

4. Plumbing fixtures and pipes are in poor condition and need to be replaced.

5. Steam heating distribution system needs to be replaced.

6. Electrical systems, including devices, lighting, and panels, need to be replaced or upgraded.

7. Many windows and exterior walls are un-insulated.

8. Windows in the older portions of the building are un-insulated.

9. Interior finishes and casework need to be replaced.

10. Roof over the older portions of the building need to be replaced with the exception of the areas affected by the recent renovations.

11. Ceiling areas damaged by roof leaks need to be repaired.

12. Vinyl asbestos floor tile exists in the older portions of the building.
## Options School Program Summary

<table>
<thead>
<tr>
<th></th>
<th>Basic Standard Options School Program</th>
<th>Commodore Options School Program</th>
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<tr>
<td></td>
<td>T STA</td>
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<tr>
<td>Core Instruction</td>
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<td>Building Support</td>
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<td>Building Assignable SF</td>
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<tr>
<td><strong>Total Building GSF</strong></td>
<td>49,325</td>
<td>70,662</td>
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</table>

**Total Building GSF (used by Commodore)**

<table>
<thead>
<tr>
<th></th>
<th>49,325</th>
<th>60,857</th>
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</thead>
<tbody>
<tr>
<td>Number of Teaching Stations</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>Number of Students</td>
<td>325</td>
<td>308³</td>
</tr>
<tr>
<td>SF per Student</td>
<td>152</td>
<td>198</td>
</tr>
</tbody>
</table>

- 1. Commodore gym is shared by BHS.
- 2. Commodore gym is shared by BHS.
- 3. Number of students based on BISD October 2004 enrollment.
- 4. Commodore occupies 7.5 acres of the 75.6 acres site shared by Ordway Elementary School, Bainbridge High School, and District support facilities.
FACILITIES ASSESSMENT - EXISTING SUPPORT FACILITIES

BAINBRIDGE ISLAND SCHOOL DISTRICT • MASTER PLAN • SEPTEMBER 2005

mahlum

DISTRICT TRANSPORTATION FACILITY
1989
19,420 SF

DISTRICT ADMINISTRATION HEADQUARTERS
2002
4,995 SF

DISTRICT MAINTENANCE FACILITIES
9,100 SF

Site area: Combined Support Facilities occupy 3 acres (130,670 SF) of the 75.6 Acre parcel
**Site Plan**

**District Maintenance Facilities**

- **Name:** Bainbridge Island School Maintenance Facilities
- **Address:** High School Road
- **Bainbridge Island**
- **Zone:** R-2.9 with Conditional Use Permit
- **Current Use:** Maintenance Buildings and Storage
- **Site area:** occupies 1 Acre (34,000 SF) of the 75.6 Acre parcel
- **Gross Permanent Building area:** 9,100 SF

**Site Plan Diagram**

- Maintenance Building
  - 3,600 SF
- Maintenance Building 2,500 SF
- Original Maintenance Building
  - 1958
  - 3,000 SF
DISTRICT MAINTENANCE FACILITIES

Name: District Maintenance Facilities (Original Bus Maintenance Building, 1958)

Address: High School Road
Bainbridge Island

Zone: R-2.9 with Conditional Use Permit

Current Use: Maintenance Building and Storage
SUMMARY OF FINDINGS

PROGRAM ASSESSMENT

Space Deficiencies

1. Staff support spaces are too small.
2. General lack of appropriate/adequate storage.
PHYSICAL ASSESSMENT

Site Findings

1. Potential safety issues with traffic/high school play court pedestrian traffic.

Building Findings

Health/Life Safety

1. No significant issues noted.

Infrastructure

1. Exterior walls appear to be un-reinforced masonry.

2. Roofing needs to be replaced.
TRANSPORTATION FACILITY

Name: District Transportation Facility
Address: New Brooklyn Road
          Bainbridge Island
Zone:   R-2.9 with Conditional Use Permit
Current Use: Maintenance Building and Storage Shed
Site area: 14.4 Acre lot (1.65 Acres in use)
Gross Permanent Building area: 19,420 SF
Setbacks:
  Front  required:  50'
               actual  50'
  East  required:  50'
            actual  133'
  West  required 50'+20' easement
         actual  160'
Building Height:
  allowable  30'
      actual  34'-8"
SUMMARY OF FINDINGS

A program assessment represents the ability of the existing spaces to meet the users' needs.

PROGRAM ASSESSMENT

Space Deficiencies

1. Staff room is too small; does not support training/teaching activities.
2. General lack of appropriate/adequate storage.
3. Toilets open onto the staff break room.
4. Bus washing facility does not accommodate bus washing (too small).
PHYSICAL ASSESSMENT

Site Findings

1. Bus parking is very tight.
2. Turning radii too sharp into services areas.

Building Findings

Health/Life Safety

1. No significant issues noted.

Infrastructure

1. No significant issues noted.
DISTRICT ADMINISTRATION HEADQUARTERS

Name: District Administration Headquarters
Address: North Madison Ave. NE Bainbridge Island
Zone: R-2.9 with Conditional Use Permit
Current Use: Business
Site area: .6 Acres (26,860 SF)
Gross Permanent Building area: 7,545 SF
(includes 900 SF of Capital Projects Facility space and 1,650 SF of Technology space located in portables)

Building Height:
allowable 30'
actual 23'

Administration Headquarters 4,995 SF
SUMMARY OF FINDINGS

A program assessment represents the ability of the existing spaces to meet the users’ needs.

PROGRAM ASSESSMENT

Space Deficiencies

1. General lack of appropriate/adequate storage.

2. Facilities/Capital Projects/Technology in separate building.
PHYSICAL ASSESSMENT

Site Findings

1. Traffic around Ordway Elementary and pool facility creates potential safety issue.

Building Findings

Health/Life Safety

1. No significant issues noted.

Infrastructure

1. No significant issues noted.
SANDS AVENUE PROPERTY

Name: Sands Avenue Project - Bainbridge Island Park and Recreation District

Address: Sands Ave. NE
Bainbridge Island

Zone: R-0.4 with Conditional Use Permit

Current Use: Sports field

Site area: 9.39 Acres (407,769 SF)

Gross Permanent Building area: none

Setbacks:
- Front required: 25’
- East required: 15’
- West required: 15’

Building Height:
- allowable: 30’

Parking:
- required number of stalls is subject to directors review for as a conditional use
- actual stalls: 45
- bicycle parking required
Mandus Olson Property

Name: Mandus Olson Property; Department of Parks & Recreation
Location: Miller & Mandus Olson Roads, Bainbridge Island
Zone: R-0.4 with Conditional Use Permit
Current Use: Equestrian and Walking Trails
Site area: 40 Acres
Gross Permanent Building area: none
## Bainbridge Island School District
### Building Analysis Matrix

**Rev. 9/9/2005**

#### ELEMENTARY INTERMEDIATE & MIDDLE HIGH SCHOOL OPTIONS SCHOOL

<table>
<thead>
<tr>
<th>Elementary Weighting (per square foot)</th>
<th>Intermediate Weighting</th>
<th>High School Weighting</th>
<th>Options School Weighting</th>
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<td>Ordway Elementary School</td>
<td>Woodward Middle School</td>
<td>Bainbridge High School</td>
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<td>Wilkes Elementary School</td>
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<td>Commodore Options School</td>
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**Bainbridge Island School District**

**Building Analysis Matrix**

**Rev. 9/9/2005**

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<th>Intermediate Weighting</th>
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