

**Uses Requiring a Building** most things on this list require voter approved bonding  
All of the following uses will require a public vote on a bond issue to finance the project.

The public recently turned down a bond for a new police station.  
<http://www.kitsapsun.com/news/islanders-say-no-to-public-safety-facility-bond-ep-1352112973-353918661.html>

Kitsap Sun Editorial recommends voting NO on Bainbridge Island school bond.  
<http://www.kitsapsun.com/opinion/our-view--bainbridge-bond-too-big-2a7f58cc-f947-100f-e053-0100007f1021-367113981.html>

Currently only Metro Parks, Fire and Library have the trust of the voters.  
Every effort should be made to continue that trust.

I believe many of the proposed uses are services that would better meet Islanders needs if they were financed, built and managed by the private sector.  
Example: Even though Parks shows movies at the pool and waterfront park the movie theater is a privately financed, owned and operated facility.

The Metro Parks is tasked with providing services to both Introverts and Extroverts.  
An introvert tends to do solitary things like bird watching, walking, photography, thinking, just enjoying life.  
Introverts do not look to others for phrase or recognition.

An extrovert tends to migrate toward group activities like baseball, soccer, and other organized structured functions where they are judged by others.  
This structure may appear to a parks board as showing more community interest compared to the singularity of introverts.  
An introvert by nature is not drawn to the structured nature of a public governing body like a park's board.  
Just something to keep in mind while deciding on which uses would be appropriate for the Sakai Property.

- Gym** - Indoor - Community
- 50 Meter Pool** - Indoor
- Picnic Area** - Indoor
- Large Park** - covered (assuming no wall just roof)
- Teen Center**
- Community Center**
- Environmental Learning Center** - Education similar to Islandwood
- Multi-purpose Meeting Space**
- Museum honoring Sakai family** (in Bomb Shelter)
- Indoor Auditorium** (not a theater)
- Park District Offices**
- Disaster Preparedness Building**

- Pet Warming Station** - universal
- Chicken Coop** - Community (city ordinance 4 chickens max)

- Ice Rink** - commercial - Indoor
- Roller Rink** - commercial - Indoor
- Café/Play Area** - commercial - Indoor
- Bowling Alley** - commercial - Indoor
- Pool Hall** - commercial - Indoor
- Beer Garden** - commercial - Indoor
- Affordable Housing** - commercial

- Bridge over Madison Avenue**
- Bus Stop** - covered

**Uses Requiring a Building** (most things on this list require voter approved bonding)

**Gym** - Indoor - Community

<http://www.vigsgymnastics.com/index.php?componentName=Facility&scid=34227>

Designed and built by the owners, our current facility opened in January 2008 as we experienced continued growth and success. It is the largest "built for gymnastics" facility of its kind in central Virginia with **26,600 square feet** of state-of-the-art gymnastics and cheerleading equipment in the **Oak Lake Business Park** in Chesterfield County!

Registration Fee

There is a **\$36 annual registration fee per student**, beginning with Term I. This fee is prorated beginning Term VIII.



Completed in January 2008, the Virginia International Gymnastics Schools facility is the largest built-for-gymnastics facility in the central Virginia region! It was **designed from the ground up for safety, fun and the purpose of teaching students and athletes the latest techniques in the sport of gymnastics and cheerleading!** The **26,600 square foot, clear span, air-conditioned center** is filled with the latest equipment for gymnastics and cheerleading. There are actually **two complete gymnasiums** with all Olympic events under one roof!

Some of the equipment highlights are:

- A large, six-foot deep, foam-cube filled trampoline "bag" safety pit for tumble trak and rod floor tumbling and uneven bars.
- 12 foot x 12 foot "resi-pit" for tumbling/beam.
- Two carpeted, "Palmer", Russian birch spring-floor tables.
- Rod floor tumbling strip into foam cube trampoline "bag" pit.
- In-ground Tumble-Trak into foam cube trampoline "bag" pit.
- In-ground trench/channel pit single bar training station.
- Two sets of AAI Elite wide spread uneven parallel bars.
- One women's single-bar trainer over foam cube trampoline "bag" pit.
- One AAI women's single-bar / strap-bar trainer.
- One GMR women's single-bar trainer.
- One men's parallel bar / pre-school bar.
- Nine regulation balance beams ( 2 AAI Elite spring and 7 AAI Classic ).
- Seven low and pre-school balance beams.
- Two AAI spring vault tables.
- Two pre-school vault horses.
- One men's pommel horse trainer.
- One men's pommel horse "mushroom" trainer.
- Two in-ground Nissen "Goliath" trampolines.
- GMR pre-school "Monkey Bars" multi-station apparatus with rings, p-bars, high bar & uneven parallel bars.
- One 8 ft. round pre-school trampoline.
- One pre-school inflatable "bouncer".
- One giant inflatable "Castle" obstacle course, climber, slide.
- Two Birthday party rooms.
- Mirrored dance studio.
- Pro Shop with the newest gymnastics and cheerleading apparel, equipment and novelties.
- Multitudes of age appropriate pre-school to high school skill equipment and mats, from soft foam inclines, barrels, rockers, "doughnuts", steps and "mailboxes

<http://gymnasticszone.com/shop/secrets-to-gymnastics-gym-design/>

<http://www.atlantajcc.org/interior-pages/sports-gymnastics-facilities/>

**Gymnastics Center at the MJCCA**

### **Besser Gymnastics Pavilion**

The MJCCA's state-of-the-art, 7,000 square-foot Besser Gymnastics Pavilion in Dunwoody houses our extensive gymnastics program including early childhood, youth, and adult gymnastics classes, the MJCCA Gymnastics team, and our outstanding gymnastics summer camps.



### **The 7,000 square-foot facility features:**

- a state-of-the-art spring floor
- three gymnastics pits
- six beams
- three bars
- vault
- regulation length runway

This dedicated facility enables us to offer a broad array of gymnastics programs and provides the space and equipment to house what has become the largest gymnastics program in the Dunwoody/Sandy Springs area. Other popular MJCCA programs such as cheerleading, tumbling, and birthday parties ([view flier](#)) also utilize the facility.

<http://www.durangoherald.com/article/20151215/NEWS01/151219742/City-of-Durango-buys-new-gymnastics-facility>

The city's gymnastics program will have a new home, and tap fees will get more expensive in 2016 after the Durango City Council approved both Tuesday.

The 11,000-square-foot building on Bodo Drive for the gymnastics program will cost the city about \$1.1 million and require about **\$2.1 million to remodel**, according to city documents.

The building will be paid for through dedicated sales tax revenue.

It's a great deal compared to the \$12 million consultants told the city staff they might have to spend to renovate the Mason Center, said Cathy Metz, director of parks and recreation.

"We're really excited," she said.

The city will close the deal in March, and renovations will take several months.

But if all goes well, gymnasts could move in during 2016.

The new building was a good fit for the city because it had an open layout with **no large posts**, and it has a **loft where the gymnasts can be watched from above**.

The building was previously home to a turf sports facility, where athletes practiced sports like soccer inside.

The future of the park that is now home to the Mason Center will be determined through a public process, Metz said.

[http://helenair.com/business/local/building-snapshot-kidsports-builds-new-gymnastics-facility/article\\_5dc1182e-1e49-11e1-9851-001871e3ce6c.html](http://helenair.com/business/local/building-snapshot-kidsports-builds-new-gymnastics-facility/article_5dc1182e-1e49-11e1-9851-001871e3ce6c.html)

December 04, 2011 12:00 am • [Independent Record](#)

**The project:** Construction of the new Helena **Kidsports gymnastics** facility at 5 Wall St., Montana City.

**Details:** The **12,000-square-foot gymnasium** is tailored specifically toward the needs of the athletes practicing there. It has **20-foot-high ceilings**, ample floor space and **in-ground training pits** and **trampolines**.

"One of the main reasons we are where we're at is there's a lack of structures for sale or lease in the Helena area," said Denny Allen, Kidsports owner and coach. "You always have your perfect gym you want to work in, and this helps me come as close to that ideal gym as I can get.

"We've hit a home run with this one."

**Cost:** **\$675,000** with a loan from First Interstate Bank.

**Who's involved:** Project manager is Denny Allen with Meadowlark Sports, Inc. Building designed by CBC Buildings. Building erected by Harry Smith of Valley Metal Buildings. Subcontractors: Bulkley Electric, Nielsen Plumbing, Gruber Excavating and Skeria Construction.

**Timetable:** Work began Sept. 1. The gym will open Jan. 2, though construction will last through the early part of the year.

#### 50 Meter Pool - Indoor

<http://www.usaswimming.org/ViewMiscArticle.aspx?TabId=1755&mid=7716&ItemId=3570>

Conclusions:						
Pool description indoors	Specific Area Building & pool cost	Cost to operate area	Lane rental income = yr.	+ Differential Operate income	- Differential Cost to build	Time to recover cost to build differential
8 lane 25 yard	\$1,200,000	\$113,400	\$231,840	\$118,440	Base	Base
10 lane 25 yard	\$2,200,000	\$141,120	\$414,000	\$272,880	\$1,000,000	4 years
8 lane 50 meter	\$3,800,000	\$244,440	\$666,540	\$422,140	\$1,600,000	4 years

From these figures a 10 lane 50 meter pool on Bainbridge would be **\$5,000,000** plus. With two pools currently directly across the street this could be perceived as duplication of services. Removing the old pool to reduce the operational expense would add to the cost of a new pool. Whether the old pool space would be repurposed as a parking lot or other (school/park) facilities would add to the cost.

Bridge with a trail system, benches, and river access.	
<b>Project 6:</b> Build a new swimming pool. Explore site options for locating new pool facility. Explore new programming/revenue options that a second body of water may present	<b>\$5-10 million</b>

Looks like \$5,000,000 would be the low end.

**Picnic Area** - Indoor

[http://www.architectmagazine.com/design/buildings/sharon-fieldhouse-designed-by-design-buildlab\\_o](http://www.architectmagazine.com/design/buildings/sharon-fieldhouse-designed-by-design-buildlab_o)

Go to site for additional pictures.

Size: 2,000 square feet Cost: **\$120,000**

Vertical, solid-steel studs, painted white, line the perimeter of the fieldhouse, while leaving it open to the air and to views of the adjacent baseball diamond. Three pavilions hold a **concession kitchen, restrooms** and **storage for equipment**, as well as a **covered picnic area** with tables designed by the students and crafted from leftover steel, respectively. A locally sawed white oak ceiling warms all three from within. "As clean and refined as everything is, it's all still handmade," Keith says. "The concrete work is wavy and imperfect, as are many of the welds."



Overlooks baseball field but could look over pond, play area or open space.



Jeff Goldberg

*Bleacher seating*

**Large Park** - covered  
Same as picnic area.

**Teen Center**

[http://www.pleasanthillrec.com/capitalcampaign/Capital\\_NamingTC.html#twohundred](http://www.pleasanthillrec.com/capitalcampaign/Capital_NamingTC.html#twohundred)

**Teen Center Building \$200,000**

The new, exquisite **6,987 square foot teen center** will provide local teens with a state-of-the-art refuge, a safe haven **not associated with school**. The building will be extremely sleek, airy and open. The Teen Center will house dances, concerts and movie nights, as well as an Xtreme summer camp annually. In their hangout, teens will also find a place to play chess, learn the business of baby-sitting or self-defense, take guitar lessons, prepare for the SAT and ACT, and study drama.

**Courtyard \$50,000** The 1,180 square foot courtyard leads to the pool.

**Aquatic Center \$50,000**

With camps and classes meeting at the pool, a snack shack, and a refreshing reprieve from summer heat, the aquatic center serves as the community's cherished hub from spring through autumn.

**Meeting / Study Room - \$25,000**

Natural light from outdoors will flood this colorful space for classrooms and meetings.

**Snack Shack - \$25,000**

The snack shack will house a commercial kitchen, and will provide teen volunteers with valuable job training.

**Lounge \$15,000**

This space will be the Teen Center's central hangout. With floor-to-ceiling windows, the lounge will be flooded with natural light, and will provide a perfect spot for meeting with friends.

**Lobby \$10,000**

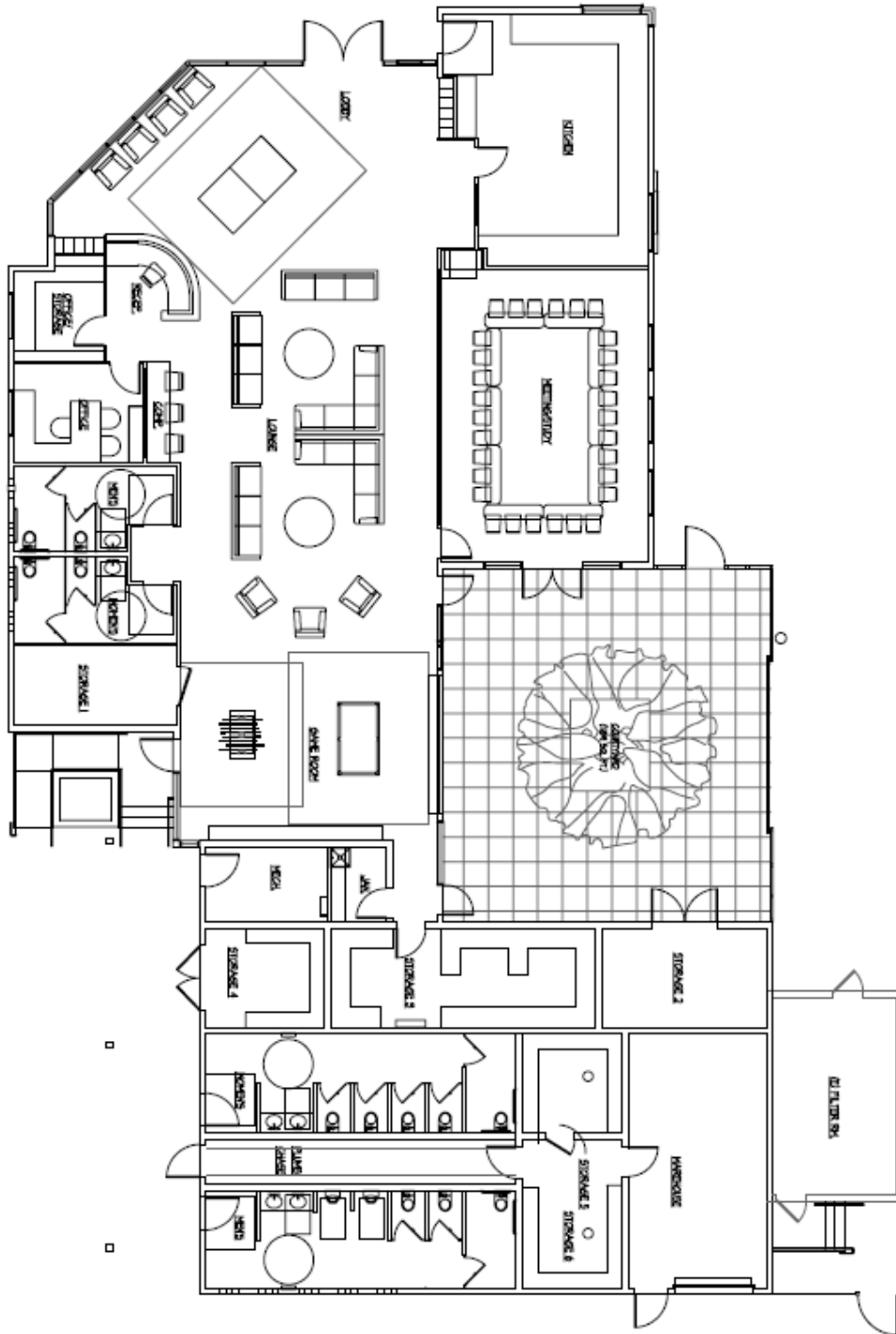
The open and airy entry to the lounge and games area provides a vantage point for spotting friends as well as a variety of activities taking place throughout the Teen Center.

**Games Area \$10,000**

This colorful area of the lounge and lobby is designed for nothing but fun.

PLEASANT HILL TEEN CENTER  
147 GREGORY LANE, PLEASANT HILL, CA 94523

FLOOR PLAN



Stephen E. Harriman A.I.A. & Associates  
Architecture & Interior Design  
925-934-1160

## Community Center

<http://www.rsmeans.com/models/community-center/>

Community Center Construction Cost Assumptions	
Location:	US National Average
Stories:	1
Story Height (L.F.):	12.00
Floor Area (S.F.):	10000
Basement Included:	No
Data Release:	Year 2013

## COMMUNITY CENTER SQUARE FOOT COST ASSUMING DECORATIVE CONCRETE BLOCK / BEARING WALLS

Cost Estimate (Union Labor)	% of Total	Cost Per SF	Cost
Total		\$102.15	\$1,021,500
Contractor Fees (GC, Overhead, Profit)	25%	\$25.54	\$255,400
Architectural Fees	9%	\$11.49	\$114,900
<b>Total Building Cost</b>		<b>\$139.18</b>	<b>\$1,391,800</b>

Cost Estimate (Open Shop)	% of Total	Cost Per SF	Cost
Total		\$94.60	\$946,000
Contractor Fees (GC, Overhead, Profit)	25%	\$23.65	\$236,500
Architectural Fees	9%	\$10.64	\$106,400
<b>Total Building Cost</b>		<b>\$128.89</b>	<b>\$1,288,900</b>

**Environmental Learning Center** - Education similar to Islandwood

<https://www.djc.com/news/enviro/11123683.html>

While teams of architects, engineers and educators are involved with the construction of the **\$53 million Puget Sound Environmental Learning Center**, the real design decisions are being made by less conventional partners: children and the environment.

## Multi-purpose Meeting Space

<http://www.juneau.org/clerk/PWFCAGENDA/documents/DiamondPark.pdf> (June 2006 Jun)

Example of multi-purpose building (pool, library, community center 53,000 sf \$54,000,000. \$1,000 per square foot ooch.

**Museum honoring Sakai family** (in Bomb Shelter)

[http://www.smithsonianmag.com/smithsonian-institution/dig-into-nuclear-era-homegrown-fallout-shelters-180958063/?utm\\_source=smithsoniandaily&no-ist](http://www.smithsonianmag.com/smithsonian-institution/dig-into-nuclear-era-homegrown-fallout-shelters-180958063/?utm_source=smithsoniandaily&no-ist)

## Dig Into the Nuclear Era's Homegrown Fallout Shelters

**In 1955, the head of Civil Defense urged everyone to build an underground shelter "right now"**

<http://museumplanner.org/starting-a-museum/>

**Do the numbers.** Starting a museum is **very expensive**, as a rule of thumb, the exhibition space is half of the overall space, a 4500 exhibition space becomes a 9000 square ft building at **\$200 per square foot** of new construction is \$1.8 million dollars, plus approximately, \$150 to fit out the gallery spaces, \$675,000, total \$2,475,000 in start up costs plus operating costs. If you use an average of **\$40 per square ft for operating costs** your yearly operating costs would be \$360,000 (**salaries, utilities, maintenance**), not including an endowment. Create a business plan, can you earn at least 50% of your yearly expenses? **Be conservative with your annual attendance figures.** Too many museums have gotten into trouble using optimistic attendance figures. Attendance in the second and third year of a new museum can fall off 20%-30% (or more). Plan to the third year of operation, too many museums only plan to the opening of the museum. **Plan to your third year, not to opening.**



**Indoor Auditorium**

(not a theater)

<http://www.districtadministration.com/article/building-best-auditorium><http://www.rsmeans.com/models/auditorium/>

Auditorium Construction Cost Assumptions	
Location:	<b>US National Average</b>
Stories:	<b>1</b>
Story Height (L.F.):	<b>24.00</b>
Floor Area (S.F.):	<b>24000</b>
Basement Included:	<b>No</b>
Data Release:	<b>Year 2013</b>

**AUDITORIUM SQUARE  
FOOT COST ASSUMING  
CONCRETE BLOCK /  
BEARING WALL**

Cost Estimate (Union Labor)	% of Total	Cost Per SF	Cost
Total		\$119.27	\$2,862,500
Contractor Fees (GC, Overhead, Profit)	25%	\$29.82	\$715,600
Architectural Fees	7%	\$10.44	\$250,500
<b>Total Building Cost</b>		<b>\$159.52</b>	<b>\$3,828,600</b>

**Park District Offices**<https://www.quora.com/How-much-does-it-cost-to-build-a-cool-startup-office>

For the actual buildout, our back-of-the envelope estimate for construction cost in a Class-A shell would be \$100/s.f., or a cool million dollars. But you're not done yet, construction cost is only the first line in a project budget:

**CONSTRUCTION (HARD) COSTS**

- a. Construction Cost (\$100/s.f.): \$1,000,000
- b. Contingency (10% of a.): \$100,000
- c. Sales Tax (9% of a+b): \$99,000
- d. Permit Fees (2% of a+b) \$22,000
- e. Total Construction \$1,221,000

**CONSULTANT (SOFT) COSTS**

- f. Design Costs (11% of a+b.) \$121,000
- g. Owner Consultants (4% of a+b) \$44,000
- h. Total Consultants \$165,000

**FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)**

- i. IT Infrastructure (servers, racks, etc.) \$50,000
- j. Employee Computers (50 x \$1,000) \$50,000
- k. Furniture incl. workstations (\$8/s.f.) \$80,000
- l. Sales Tax (9% of i-k) \$16,000
- m. Total FF&E \$196,000

TOTAL PROJECT COST: \$1,600,000  
tenant improvement allowance <\$500,000>

TOTAL OUT-OF-POCKET \$1,100,000

Notes:

- b. Contingency - this is the reserve you must have in hand to accommodate unexpected discoveries, errors, delays, etc. You may not spend it all, but it is foolish to embark on a construction project without it.
- c. & d. Taxes & fees, of course, vary enormously depending on your location, but this is not atypical.
- e. includes basic architectural design & construction administration, FF&E design, etc.
- f. specialty consultants, such as high-end IT infrastructure, security, etc

#### **Disaster Preparedness Building**

**Combine with whatever is built.**

**Added cost for storage of emergency supplies provided by City, County, State or Federal agencies.**

#### **Pet Warming Station** - universal

This could be anything from an electric heating pad to a small building.

Cost would vary.

#### **Chicken Coop** - Community (city ordinance 4 chickens max)

I am going to assume each coop is small (4 chickens max) separate and hand portable. With an area like the pea patch for the coops.

<http://howtobuildachickencoop.chickencoopplansdesigns.net/portable-chicken-coops/>



#### **Ice Rink** - commercial - Indoor

Note: The Bremerton Ice Rink had financial troubles.

[http://www.skateisi.com/site/sub.cfm?content=Archive\\_ToBuildorNottoBuild](http://www.skateisi.com/site/sub.cfm?content=Archive_ToBuildorNottoBuild)

My response to this is the cost for a

**single surface ice skating arena can be \$2 to \$4 million** and a

**twin surface ice skating facility can cost \$5 to \$7 million.**

The investment in proper research, when weighed against the facility cost, is a wise investment. –

See more at: [http://www.skateisi.com/site/sub.cfm?content=Archive\\_ToBuildorNottoBuild#sthash.k8YfUTm.dpuf](http://www.skateisi.com/site/sub.cfm?content=Archive_ToBuildorNottoBuild#sthash.k8YfUTm.dpuf)

#### **Roller Rink** - commercial - Indoor

[http://web.kitsapsun.com/archive/2003/09-19/261514\\_new\\_roller\\_rink\\_business\\_compl.html](http://web.kitsapsun.com/archive/2003/09-19/261514_new_roller_rink_business_compl.html)

The group, led by **Port Orchard** Attorney Darlene Piper and Leo Hughes, owner of **Skateland in University Place**, purchased a 5-acre parcel on the west side of Bethel Road next to the Chevron gas station. The back of the property abuts Ramsey Road.

Plans include a **12,000 square-foot roller skating facility** at the back of the property and three **9,000-square-foot buildings for retail** and office use fronting Bethel.

Hughes and Piper will jointly own the skating facility; Piper will solely own the business complex. Hughes plans to relocate his skating facility from Pierce County to the new South Kitsap site.

The group will have to work quickly to meet its goal of opening in February.

The facility will be **designed by Newcastle Architects of Des Moines** and **built by Lugo Construction**.

The estimated cost is a **little more than \$4 million**.

**Café/Play Area** - commercial - Indoor

Parents could stop at the Art Museum café and pick up something to eat & drink then proceed to the Kids Museum for their "ME" time while watching their kids play.

<https://news.wsu.edu/2014/04/09/indoor-play-space-coffee-shop-studio-draws-families/>

The indoor play space, all 2,000 square feet, is a wonderland of dress-up clothes, pint-size trucks and cars, a bouncy house, puzzles, blocks and other props for imaginative play.



<http://www.playhappycafe.com/>

PlayHappy Café is an **upscale**, innovative family and community focused gathering place for little ones and their favorite grown-ups. Located in Lynnwood just off the crossroads of the I-5 and 405 freeways and a short drive from Seattle, Everett and Bellevue, it's an ideal place for a playdate with your friends or to make new ones! Our 8,500 square foot space includes:

PlayHappy Café has finally become a reality. I know there are plenty of museums, kid gyms, music classes, community centers and restaurants to visit in the Puget Sound Area. They are all fantastic, but **when you need a break and some "me" time, come on over to PlayHappy Café for a bit.** Your little ones can get their wiggles out, you can take a deep breath, and visit with your friends or a magazine. Get a bite to eat and leave the cleaning to us!

## Admission

**Socks required for everyone entering our play area.**

PLAY ADMISSION

\$ 10 1st child  
\$ 7 Sibling or crawler  
\$ 1 off Play Group of 8 unrelated children, per child

Admission is good for all day.

Adults and non-crawling infants are free.

## DISCOUNTED MULTI-VISIT PLAY PASSES

\$ 78 10 visit play pass 1st child (\$7.80 per visit)  
\$ 133 20 visit play pass 1st child (\$6.65 per visit)  
\$ 58 10 visit play pass sibling or crawler (\$5.80 per visit)  
\$ 105 20 visit play pass sibling or crawler (\$5.25 per visit)

Multi-visit play passes are valid until your child turns 7 and is too old to play in our play area.

**Bowling Alley** - commercial - Indoor

<http://www.bremertonpatriot.com/news/92721159.html>

Bremerton Lanes casino closed

• May 3, 2010 at 4:12PM

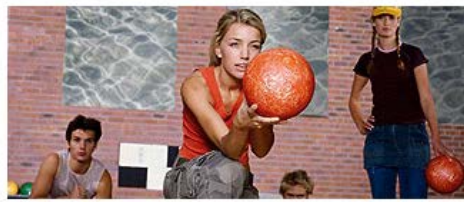
The casino at **Bremerton Lanes closed Saturday due to a lack of customers**, an employee said Monday.

<http://www.fusionbowling.com/pricing/>

**How much does a custom home bowling alley cost?**

When it comes to price, we don't like surprises. And we're pretty sure you don't either! That's why we publish our pricing for the world to see. Below is a comparison of the average prices for our bowling equipment packages. The

price for your specific project could vary somewhat depending on ease of building access (lack of double doors and wide pathway), foundation configuration, special installation equipment requirements, basement versus ground floor access, electricity type (single- or three-phase), and distance from our warehouse.



1 lane.....  
 2 lanes.....  
 3 lanes.....  
 4 lanes.....

**Plain Jane**  
 Includes only the standard essential equipment with no customization.

\$81,900  
 \$117,900  
 \$169,900  
 \$208,900

**Mr. Popular**  
 Most typical configuration. Best selling package for home & amenity settings.

\$114,900  
 \$149,900  
 \$221,900  
 \$259,900

**Old School**  
 Custom restored vintage equipment for a nostalgic look. (Availability of products varies.)

\$99,900  
 \$142,900  
 \$206,900  
 \$252,900

**Rock Star**  
 Make a big impression with maximum pizzazz. Knock the socks off your bowlers!

\$159,900  
 \$199,900  
 \$290,900  
 \$333,900

**Pool Hall** - commercial - Indoor

[http://www.ehow.com/how\\_2120251\\_open-pool-hall.html](http://www.ehow.com/how_2120251_open-pool-hall.html)

Opening a billiards business isn't cheap. You'll need between \$10,000 and **\$50,000 to start a pool hall**, according to Entrepreneur magazine. Money, though, is not the only hurdle. A recent IBISWorld market research report shows your pool hall must compete with venues such as bars and nightclubs for patrons. Your start-up work should address how you can satisfy the needs and tastes of pool enthusiasts and customers looking for recreation.

**Beer Garden** - commercial - Indoor

[http://surface.syr.edu/cgi/viewcontent.cgi?article=1088&context=honors\\_capstone](http://surface.syr.edu/cgi/viewcontent.cgi?article=1088&context=honors_capstone)  
 98 page business plan (looks involved).

**Affordable Housing** - commercial

The **Suzuki Property** proposals were running around \$500,000 per unit.

**The land would pay zero taxes toward services so all services required for the new subsidized renters are charged to the rest of the tax payers on the Island.**

Not a very popular idea.

**The untaxed services are (schools, fire, city, parks, library, state, PUD).**

The land would pay storm water service taxes.

The Suzuki Property developers are asking for double density bonus on a wet land.

**Bridge over Madison Avenue**

[http://www.pedbikeinfo.org/planning/facilities\\_crossings\\_over-underpasses.cfm](http://www.pedbikeinfo.org/planning/facilities_crossings_over-underpasses.cfm)

Costs will vary greatly based on site conditions, materials, etc. Underpasses (excluding bridges) range from slightly less than \$1,609,000 to \$10,733,000 in total or around \$120 per square foot. Overpasses (excluding bridges) have a range from \$150 to \$250 per square foot or \$1,073,000 to \$5,366,000 per complete installation, depending on site conditions. Wooden bridges are approximately \$125,000 on average, and pre-fabricated steel bridges approximately \$200,000. More detailed cost information is provided [here](#).

[http://www.pedbikeinfo.org/data/library/casestudies\\_details.cfm?id=4876](http://www.pedbikeinfo.org/data/library/casestudies_details.cfm?id=4876)

### Pedestrian and Bicycle Infrastructure Costs in the US: A Sample of Cost Information

Infrastructure Facility	Median	Average	Minimum	Maximum	Cost Unit	Number of Sources (Observations)
Bicycle Locker	\$2,140	\$2,090	\$1,280	\$2,680	Each	4 (5)
Bicycle Lane	\$89,470	\$133,170	\$5,360	\$536,680	Mile	6 (6)
Bicycle Rack	\$540	\$660	\$64	\$3,610	Each	19 (21)
Concrete Sidewalk	\$27	\$32	\$2.09	\$410	Linear Foot	46 (164)
Curb and Gutter	\$20	\$21	\$1.05	\$120	Linear Foot	16 (108)
Curb Extension/ Choker/ Bulb-Out	\$10,150	\$13,000	\$1,070	\$41,170	Each	19(28)
Flashing Beacon	\$5,170	\$10,010	\$360	\$59,100	Each	16 (25)
High Visibility Crosswalk	\$3,070	\$2,540	\$600	\$5,710	Each	4(4)
Multi-Use Trail - Paved	\$261,000	\$481,140	\$64,710	\$4,288,520	Mile	11 (42)
Multi-Use Trail - Unpaved	\$83,870	\$121,390	\$29,520	\$412,720	Mile	3 (7)
Pedestrian Crossing	\$310	\$360	\$240	\$1,240	Each	4 (6)
Pedestrian Hybrid Beacon	\$51,460	\$57,680	\$21,440	\$128,660	Each	9 (9)
Pedestrian Rail	\$95	\$100	\$7.20	\$690	Linear Foot	29 (83)
Pedestrian Signal	\$980	\$1,480	\$130	\$10,000	Each	22 (33)
Raised Crosswalk	\$7,110	\$8,170	\$1,290	\$30,880	Each	14 (14)
Rapid Rectangular Flashing Beacon	\$14,160	\$22,250	\$4,520	\$52,310	Each	3 (4)
Shared Lane/Bicycle Marking	\$160	\$180	\$22	\$600	Each	15 (39)
Signed Bicycle Route	\$27,240	\$25,070	\$5,360	\$64,330	Mile	3 (6)
Speed Bump	\$1,670	\$1,550	\$540	\$2,300	Each	4 (4)
Speed Hump	\$2,130	\$2,640	\$690	\$6,860	Each	14 (14)
Speed Table	\$2,090	\$2,400	\$2,000	\$4,180	Each	5 (5)
Speed Trailer	\$9,480	\$9,510	\$7,000	\$12,410	Each	6 (6)
Stop/Yield Signs	\$220	\$300	\$210	\$560	Each	4 (4)
Streetlight	\$3,600	\$4,880	\$310	\$13,900	Each	12 (17)
Striped Crosswalk	\$340	\$770	\$110	\$2,090	Each	8 (8)
Wheelchair Ramp	\$740	\$810	\$89	\$3,600	Each	16 (31)

Definitions of infrastructure types and additional costs available in the full version of the paper. Download the full document at: [www.walkinginfo.org/download/PedBikeCosts.pdf](http://www.walkinginfo.org/download/PedBikeCosts.pdf).

**Bus Stop** - covered

Ask Kitsap Transit for their standard structure or build a wood structure that Bainbridge Island can be proud of.

<http://www.knstrct.com/art-blog/2014/8/5/mmmms-b-u-s-baltimores-type-driven-bus-stop>



You are right I did get carried away but you get the idea.

<http://bainbridgebarn.org/>

The BARN is just up the street with a brand new wood shop being built.

The location is across the street from the High School and Metro Pool so expect lots of teenagers to use the bus stop. Just like those pictured above.

Think outside of the box.