CKSD Long Range Facility Plan 2015 Update
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Central Kitsap School District (CKSD) recognizes the need to provide safe, secure schools for educating our children. Local citizens, in partnership with the State of Washington, have a significant investment in our school and support facilities. In 2010 we developed a Long Range Facilities Plan to maintain our investments and modernize our schools to support educating our children. We are now nearing completion of Phase 1 which accomplished the following:

- Critical repairs and safety upgrades at all schools.
- Construction of Bud Hawk Elementary School at Jackson Park.
- Modernization of Silverdale Elementary School (under construction).
- Construction of Consolidated Transportation, Food Services and Warehouse (begins in 2016).
- Technology upgrades; installing a new fiber optic network and deploying new computers.

In late 2014 we started planning for Phase 2 of our Long Range Facilities Plan. The process started with a comprehensive review of all District facilities. We developed a listing of critical and required repairs and identified specific schools that need comprehensive modernization and/or replacement. The CKSD Board played an active role in this process providing guidance that focused our efforts on solutions that create the most value for our students and our community.

Our secondary schools are in the greatest need for repair, renovation, and/or replacement. In 2015 we engaged a team of architects and engineers to review the current conditions on secondary campuses. As part of a master planning process, they developed a series of options and solutions. We then entered into a dialog with our staff, community members, and the CKSD Board to develop an approach for Phase 2 of our Long Range Facilities Plan.

Recommended Major Projects – CKSD Long Range Facilities Plan – Phase 2:

- District Wide – conduct critical and required repairs for all schools.
- District Wide – upgrade security for all schools.
- Central Kitsap High School - replace with a new facility.
- Central Kitsap Middle School - replace with a new facility.
- Olympic High School - build permanent classrooms and modernize CTE classrooms.
- Klahowya Secondary School - build permanent classrooms and an auxiliary gymnasium.

In October 2015, the CKSD Board approved this update to the LRFP. The projects in Phase 2 will be funded from a Capital Projects bond measure along with leveraging funding from the State of Washington’s School Construction Assistance Program. The bond measure would replace the Capital Projects levy that funded Phase 1 and maintain existing tax rates.
2 INTRODUCTION

The CKSD Board of Directors directed the Facilities Infrastructure Review Committee (FIRC) to develop and maintain a Long Range Facilities Plan for managing our aging buildings. The CKSD Long Range Facilities Plan (LRFP) provides a phased plan for modernizing and rebuilding existing schools and support facilities within the District. The plan was developed by evaluating the existing condition of our facilities, reviewing current educational needs, and considering the demographic trends within our district.

The LRFP plan is a comprehensive document encompassing a myriad of factors related to school and support facilities within the District. The plan considers (1) the District’s current vision, goals, and future educational needs; (2) the adequacy of existing school facilities; (3) future student population trends; (4) community characteristics affecting the use of District facilities; and (5) the types of systems and subsystems used within various facilities, along with a description and assessment of their physical condition. For the original plan the FIRC analyzed several timetables and recommended that the renovation of District facilities should occur every 35-45 years. The plan projects when a facility will be modernized or replaced, providing essential data to assist the District and the community in the decision-making process. Similar to a budget, it is a document that is adjusted as program needs, policies, staffing formulas, enrollment, and schedules evolve.

Prior to initiating a subsequent phase of the LRFP, the FIRC completes a re-evaluation of facility conditions. This process is used to refine the scope and duration of the phase and forms the basis for the recommendation to start the next phase. The FIRC relies on the conclusions of the professionals engaged in analyzing our facilities to develop a recommendation to maintain our facilities while minimizing the investment of the local taxpayer.

Phase 1 accomplished the following projects:

- Critical repairs and safety upgrades at all schools.
- Technology upgrades (Networks and Student Computers).
- Construction of the new Bud Hawk Elementary School at Jackson Park.
- Modernization of Silverdale Elementary School (under construction).
- Construction of a Consolidated Transportation, Food Services and Warehouse (CTFW) facility (will begin in 2016).

Phase 1 of the LRFP was funded by the 2011 Capital Projects Levy, state school construction assistance, and federal impact aid. We are on track to complete all Phase 1 work in 2017.

In the Fall of 2014, we started planning for Phase 2 of the LRFP. The CKSD Facilities Infrastructure Review Committee (FIRC) supported by CKSD Staff began by analyzing our current facilities. Their efforts included studying and surveying the District’s facilities, analyzing enrollment trends, reviewing state funding opportunities, and reviewing the current status of Heavy Impact Aid federal funds. CKSD has also engaged our community and worked with a group of architects and engineers to develop an approach and recommendation for Phase 2. This updated LRFP is the result of this coordinated effort to improve our schools.
3 FACILITIES GUIDANCE AND EDUCATIONAL PLAN

Long range facilities planning starts first with understanding the functional requirements for our buildings and facilities. The CKSD Strategic Plan (Section 3.1) identifies goals and objectives for our school district. Our facilities have a direct impact in achieving these goals. Most important is ensuring the safety and security of our students and staff. The CKSD Board developed additional specific guidance for use in long range facility planning (Section 3.2). We must also ensure that our long-range facilities planning supports our educational goals as defined in our educational plan (Section 3.3).

All of these information sources were an input into the CKSD LRFP.

3.1 CENTRAL KITSAP SCHOOL DISTRICT STRATEGIC PLAN

3.1.1 Mission
Central Kitsap School District’s mission is to equip our students with the knowledge and skills to succeed and prosper in an ever-changing global society.

3.1.2 Vision
Central Kitsap School District will be an academically strong, fiscally sound, and safe, positive learning community.

3.1.3 Goals
   I. All Students Engaged and Learning. Ensure that all students have the knowledge and skills to prepare for new challenges, both in school and beyond graduation. Objectives:
      i) Promote academic success for all students by increasing learning options that develop their unique talents, interests, and abilities.
      ii) Integrate technology to enhance curriculum, encourage collaboration, and promote critical thinking so that all students are prepared to thrive in a global community.
      iii) Assist students in creating achievable academic goals and in monitoring their own progress toward these goals.
      iv) Challenge all students to learn and grow by providing relevant curriculum and assessments.
      v) Provide college and career opportunities to help students and their families make appropriate educational choices.
   II. Safe and Supportive Schools. Promote positive learning environments that are secure, welcoming, and culturally respectful. Objectives:
      i) Design and maintain educational facilities that are safe for students, staff, and the community.
      ii) Promote a culture of respect that is free from harassment, bullying, and aggression.
      iii) Foster a supportive school environment that values the well-being, integrity, and character development of each student.
      iv) Ensure that front office staff welcomes visitors, supports volunteers, and monitors building access.
III. **A Well - Developed, Highly Skilled and Effective Staff.** Build a foundation for quality instruction and personalized learning. Objectives:
   i) Successfully recruit, support, and retain an exceptional staff that is passionate about learning.
   ii) Provide relevant, timely, and effective professional development opportunities for all staff.
   iii) Encourage staff leadership, professional collaboration, and skill development throughout our District.
   iv) Empower staff to adjust instructional strategies so that students experience multiple opportunities to learn fundamental concepts.

IV. **Family and Community Engagement.** Cultivate community support for our schools, and school support for our community. Objectives:
   i) Build collaborative community partnerships to offer real-world learning opportunities, mobilize resources, and encourage students to give back to our community.
   ii) Promote effective communication between home and school to strengthen family support for student learning.
   iii) Develop communication tools to present data, provide transparency, share stories, and encourage community involvement in our schools.
   iv) Provide ongoing opportunities for community input and feedback to help inform major decisions.

V. **Fiscal Responsibility.** Align resources with strategic goals to realize our mission and vision. Objectives:
   i) Provide the resources, equipment, and technology infrastructure to support innovative teaching and personalized learning.
   ii) Ensure that long-range facilities planning supports educational goals and safe learning environments.
   iii) Identify and implement efficiencies to maximize resources for students.

### 3.2 BOARD GUIDANCE – LONG RANGE FACILITY PLANNING

3.2.1 **Minimize school-to-school transitions**  
Research demonstrates that minimizing transitions reduces the likelihood for students to struggle following making a move. Our long range plan for facilities should minimize transitions for our students.

3.2.2 **Expand learning options and offerings for students and families**  
Students and families have different needs and desires. Our public schools should strive to provide for a variety of both traditional and non-traditional options. Our long range facility plan must recognize that space should exist for alternative education programs for all grade levels, including Venture, Off-Campus, New Frontiers, Montessori, TEAM (Teamwork Educates And Motivates).

3.2.3 **Help families support their children’s success**  
Support for students at home increases the chances for success in reaching a career and college ready graduate. Programs and options exist that provide students a variety of experiences for learning, digital learning access 24/7 and increased year round learning opportunities prepares students for a career or college. Our long range facilities plan needs to support these systems and opportunities.
3.2.4 Increase student connection to schools
We know that students who have strong connections with activities and athletics outside the regular school day are more connected to school. We should involve 100% of students (grades 4-12) in an activity or athletic team outside the school day. Our long range facilities plan should support these student connections.

3.2.5 Reduce reliance on temporary facilities and portables
Our district owns and uses almost 100 portable classrooms. All but eight of these classrooms are beyond the normal life cycle of 20 years, some of them significantly older. Our long range facilities plan needs to reduce reliance on portable classrooms and eliminate them for long term use.

3.2.6 Increase the safety and security of our facilities
We are committed to promoting positive learning environments that are secure, welcoming, and culturally respectful. Most of our schools need upgraded and single, focused entrances, improved sight lines, modified parking and traffic flow as well as additional parking (if possible) in some areas. Our long range facilities plan should address these concerns and issues.

3.2.7 Provide for future flexibility
Our buildings will serve the community for 50-75 years and must provide for future flexibility. We need to design spaces that can easily serve multiple functions with minimal added costs. Finding ways to increase the flexibility and utilization of our schools should be considered when renovating or rebuilding a facility as part of our long range plan.

3.2.8 Renovate/replace schools using State Assistance
The state provides modernization assistance for buildings that are 30 years old or older. The long range facilities plan should focus on maximizing our ability to renovate or replace buildings as a primary strategy to reduce repair backlog.

3.2.9 Move toward locating secondary schools on same campus
We should plan to co-locate secondary buildings to minimize transitions, expand learning options, and enable more flexibility. Co-location will enable reducing costs by sharing of core facilities (lunchrooms, music, physical education, and performing and library spaces) and reduction in transportation costs. Our long range facility plan needs should support locating secondary schools on the same campus.

3.3 CKSD Educational Plan
Our educational plan provides for positive educational experiences in CKSD. Our facilities must enable our educational plan.

3.3.1 Teaching and Learning
Every school will nurture the innate curiosity young students bring with them and, as they grow, help them to discover and sustain what motivates them to learn.

- Unlock the student’s motivation, and learning will be fueled from inside.
- Make the transition from “source of knowledge” to “guide.” This helps students collaborate, communicate, create and think critically.
• Allow students – and teachers – to go beyond their physical structure and geography to take part in a larger learning community.
• Empower students to trust their own motivations and pursue them. Facilitate, enable and give encouragement.
• Take learning beyond the physical boundaries of the school to enhance community connections.
• Connect learning to the real world. This shifts from learning theory to making things and that feeds curiosity.
• Design for the student who will attend the school: age-appropriate, student-centered and student-scaled. Schools should allow students to move around, to learn in different places, and to engage in a lot of different learning activities.

Every school will focus on giving students the skills they need to be independent and self-directed learners, in school and throughout their lives.

• Develop foundational academic skills.
• Teach students how to be successful in school.
• Be innovative and adaptive.
• Activate learning and support lifelong learners.
• Facilitate learning and collaboration.

Ensure that all students have equitable opportunities to succeed and that all schools have the resources to meet the unique needs of their students.

• Teach – and model – the values of diversity, sensitivity and cross-cultural communication.
• Respond intentionally to the dramatic differences between underserved and well-served populations.
• Give students opportunities to form relationships. This includes peers and adults in their own neighborhoods and beyond.
• Design schools to engage all students in learning and make them feel part of the school community.

3.3.2 Learning Environments

Every school will be an inspiration to its students, staff and community. Schools will be vibrant and exciting places that celebrate growth and learning.

• Emphasize collaborative, flexible and active learning.
• Make it clear that this is a place where learning happens; you should see evidence of learning all around.
• Create a learning environment that celebrates culture and diversity, and that honors all of the school’s families.

Every school will foster the personal relationships critical to effective learning by encouraging social interaction and collaboration among and between students, staff and families.

• Create spaces that foster relationships.
• Create flexible spaces of different sizes for different activities.
• Create partnership space in our schools where collaborative work can happen between school and the greater community.
• Configure spaces to support collaboration.
• Include a rich variety of spaces that accommodate all student needs (academic, social, emotional and physical).

Every school will enable staff to provide a wide range of engaging and effective learning experiences.

• Create fluid spaces that adapt to different activities.
• Provide places where students can gather to do projects and feel comfortable and clean.
• Bring the “real world” into the classroom.
• Provide a variety of learning spaces (e.g., moveable walls) to create small, medium and large groupings.

3.3.3 School and Community
Every school will be welcoming. Schools will reflect local cultures, needs and interests. They will contribute to an expanded learning community that enriches the school, its students and our community.

• Use technology as a tool to better connect students and schools with the broader community.
• Create the conditions for everyone in our community to feel welcomed.
• Create access to business/organizational connections to support networking and career counseling.

Every school will support community partnerships that provide the services students and families need to ensure the learning, health and safety of our students.

• Create a parent resource room that provides support for parents.
• Use school athletic facilities for community at-large well beyond the school day.
• Consider common multi-use space for community activities.
• Provide space for after-school services in support of student needs.
• Create opportunities for students to participate in instructional, social and extra-curricular activities.

3.3.4 Facilities Support
Every operational support system will help safeguard the health, safety and security of the students and adults in that school.

• Provide a safe neighborhood gathering place in the event of a disaster.
• Use security zones to distinguish public and student areas; control access to those areas.
• Manage bus, car, bicycle and pedestrian traffic to ensure student safety before and after school.
• Provide adequate backup power to ensure a safe environment in an emergency as well as to support and protect technology.
• Provide an ample number of restrooms.
• Protect indoor building health through the right building materials, furnishings and cleaning products.
• Ensure the building is well lit and easily monitored.
• Provide a building design that contributes to a low incidence of disciplinary actions.
• Use school facility design safety guidance.

School design and materials selection will enable efficient operations and effective maintenance. Together they will ensure cost-savings over the building’s long useful life.

• Choose finishes and furniture that are durable and easy to maintain, as well as aesthetically pleasing.
• Take advantage of passive as well as new, more efficient heating and cooling technologies.
• Incorporate technologies that enable efficient facility management and maintenance.
• Install landscaping that is low-maintenance and environmentally responsible.
• Seek solutions that meet multiple needs in a single, integrated system.
• Consider future capacity in technology infrastructure and in mechanical and electrical systems.
• Choose building systems for operational efficiency and ease of maintenance.
• Design mechanical, lighting and daylighting systems that work together.
• Design support spaces to enhance the productivity of the people who work in them.

4 Demographic Trends

Central Kitsap School District (CKSD) hired Educational Data Solutions, LLC in 2012 to conduct a demographic analysis to identify existing and future enrollment trends. The purpose of the study was to provide an update of the long range enrollment projections for the School District and identify low and high range forecasts for the District through 2021. This information is an input into our long range planning efforts.

The forecasts used enrollment trends, births, forecasts of births, and projected changes in housing and population growth for areas in and around the school district. Where appropriate, different estimates of future enrollment were created to underscore the uncertainty in making long range enrollment projections. The projections in this report relied on data from local planning agencies, like the Washington State Department of Health, which provided birth data, the Puget Sound Regional Council and the Office of Financial Management for the State of Washington. In addition, data from the most recent U.S. Census was used to help estimate past and future growth in the population.

CKSD enrollment is part of the larger demographic trends that are affecting all school districts within the county. Central Kitsap currently enrolls about 25% of the county birth cohort at kindergarten. We also watch the macro demographic trends that can effect these forecasts. One specific concern is the size of the military population in Kitsap County. Since the time of the study the military population in the county has remained unchanged.

Low and high estimates of future births and future population changes suggested the number of K-12 students would decline slightly and then stabilize in the 2014-2015 school year. The study then predicted enrollment would remain steady until 2021. The tables in appendix B show the low and high forecast that were used and the population adjustment factors (Note that forecasts of enrollment by school are less reliable than district level forecasts because they are based on smaller numbers).
We expect that our total student population will remain level for the next 5 years. For planning our secondary schools need to support educating 5500 students in traditional settings. We are also supporting several hundred students in non-traditional settings.

5 SCHOOL DISTRICT FACILITY REVIEW

Geographically, our boundaries encompass a 110 square-mile area located in and around Silverdale, Washington. Silverdale is located in the heart of the western Puget Sound region and is centrally located to Naval Base Kitsap in Kitsap County, Washington. Naval Base Kitsap and the Puget Sound Naval Shipyard are two of the largest employers in the county.

The District serves approximately 11,000 K-12 grade students and employs approximately 1,400 staff. We have twelve elementary schools (K-6), three middle schools (7-8), two high schools (9-12), one secondary school (7-12), and three alternative schools. Nearly 50% of District students are federally connected, with some schools having in excess of 78% of their student population federally connected. Minority students comprise 31.3% and special needs students make up 14.4% of our student enrollment. CKSD currently has 18 school facilities and several support sites.

The oldest facility is Central Kitsap High School with portions originally built in 1942. The majority of the district’s schools were built in the 1970’s and 1980’s. Our newest school is Hawk Elementary built in 2014. Details of each facility are contained in Appendix A.

5.1 OSPI STUDY AND SURVEY PROGRAM

OSPI’s Study and Survey process is comprehensive in nature, dealing with all factors related to school facilities within the District. In 2015, CKSD worked with Harthorne Hagen Architects to conduct a Study and Survey of the District’s facilities. The OSPI’s Study and Survey process requires that the District:
• Document the current educational program;
• Analyze future educational needs and the community characteristics affecting the use of facilities;
• Determine future student populations and characteristics;
• Assess the educational adequacy of the existing facilities; and
• Provide a description of the types and kinds of systems and subsystems used in the facilities and an assessment of their physical condition.

The OSPI’s Information and Condition of Schools (ICOS) involves scoring each school and support facility concerning the condition of:

• Exterior Building Condition including foundation/structure, walls, roof, windows/doors and trim;
• Interior Building Condition comprised of floors, walls, ceiling and fixed equipment;
• Mechanical Systems including electrical, plumbing, steam/hot water heating system, hot water heating system, forced air heating, central air conditioning – heating combination, central air conditioning, and lighting;
• Safety/Building Code comprised of means of exit, fire control capability, fire alarm system, emergency lighting and fire resistance; and,
• Provisions for Handicapped.

Appendix C of the Long Range Facilities Plan is the most recent study and survey. It includes a description of the school or support facility, site development or layout, building systems and subsystems and their current OSPI ICOS score.

5.2 Facility Condition Assessment – Deficiencies

In 2010, the LRFP identified $119.2M in facilities deficiencies. During LRFP Phase 1 we addressed our most critical buildings through replacement (Hawk Elementary at Jackson Park) and modernization (Silverdale Elementary School). CKSD also addressed numerous critical and required repairs at our remaining sites.

As part of preparations for LRFP Phase 2, CKSD employed Meng Analysis to conduct a comprehensive on-site review of all of our facilities to determine current conditions. Working with our Capital Project staff, Meng Analysis employed a multi-disciplinary team to identify current condition deficiencies and backlogs in maintenance and repair. CKSD facilities deficiencies now total $109.3M. Appendix D contains the detailed report.

The FIRC recognized that the District did not have the financial wherewithal to immediately implement $109.3 million dollars of repairs to its existing schools and support facilities. Consequently, the FIRC developed criteria to identify critical and required repairs to assist in establishing repair priorities.

Criteria for critical repairs and corrections include:

• Imminent danger – are students, staff or the community in imminent danger if the repair is not implemented;
- Risk to life/safety/health – are students, staff or the community life, safety or health placed in jeopardy if the repair is not implemented;
- Structural seismic ratings of 4 or 5 – can substantial structural damage and risk to life be avoided if the Silverdale area was to experience a significant seismic event;
- Consequential damages – are other building systems damaged if the repair is not implemented (i.e. roof leak, plumbing leak, electrical problem);
- Code requirement – are federal, state and/or local governments mandating a code requirement of which the CKSD must comply;
- Cost effective repair – can a cost effective repair to the building system be implemented.

Criteria for required repairs and corrections include:

- Mandated educational requirement – have federal, state and/or local governments mandated an educational requirement of which the CKSD must comply;
- Reduces general fund expenditures – can a cost effective repair be implemented that reduces general fund expenditures and prolongs the service life of the system (i.e. operable partition repairs, roof repairs, envelope repairs, HVAC system repairs, control repairs);
- Isolate and postpone the problem – can a repair be implemented to isolate or minimize disruption until the facility is modernized or replaced;
- Foster community partnerships – does the repair enhance community relationships and provide access to other capital funds (i.e. Puget Sound Energy grants, PTA Partnerships).

A significant amount ($37.9M) of the deficiencies are at Central Kitsap High School (CKHS) and Central Kitsap Middle School (CKMS). Correcting the deficiencies at CKHS/CKMS only stabilizes these buildings and does not bring them up to current building codes or educational standards. The FIRC determined during their review that the most cost effective way to address the problems at CKHS and CKMS is by replacement or modernization of the buildings vice repair of the individual existing systems.

The remaining list of deficiencies was reviewed and prioritized by the FIRC. The FIRC reviewed the problems, the proposed solution and the probable cost. Meng Analysis produced estimates totaling $17.8M to correct these deficiencies. Appendix E lists the critical and required repairs.

5.3 IMPROVING SECURITY AT OUR SCHOOLS
CKSD promotes positive learning environments that are secure, welcoming and culturally respectful. We need to design our educational facilities to ensure safety and security for students, staff and the community. We need welcoming and safe schools, with clearly visible and easily identifiable single points of entry. All of our schools can benefit from improving access control and monitoring.

The current designs for most of our schools are inadequate for controlling access. In addition many of our existing monitoring systems are stand-alone, obsolete systems. When we constructed Hawk Elementary School at Jackson Park we built in the modern designs for access control. We also installed an access and monitoring system that is expandable as a district wide solution.

Recommended improvements to our existing schools include electronic access control to improve accountability and security, video monitoring in high-traffic areas and near entrances and exits; and improved alarm notification systems for staff. We will network these new security systems using our
existing infra-structure. This will allow remote monitoring and the ability for the district to better support individual schools.

Most of our schools also need a redesigned entrance to provide a welcoming presence and have the ability to secure building access. The new design will enable our schools to provide positive visitor control to our schools. Benefits include improved access control, improved response time to lockdown a school, increasing deterrence towards loss and vandalism, and a reduction in investigation times.

### 5.4 Major Modernization or Replacement Priority

The District used the information collected from the facilities assessments (OSPI and Meng Analyses) and developed criteria to develop an “apples to apples” comparison of school district facilities. The District uses a four point scale for weighting the criteria to determine facility priority for modernization or replacement; criteria includes:

- **Costs of identified infrastructure needs.** The total cost of completing the needed repairs and corrections over the next ten years without making any allowances for moving walls or correcting any design issues with the buildings.
- **OSPI Study and Survey Ranking.** Each facility is rated on a number of criteria within the categories of Exterior Building, Interior Building, Mechanical Systems, and Safety/Building Code.
- **Maintenance requirements.** Each building rated regarding the maintenance time and materials needed to continue to support the facility; and
- **Eligibility for State Construction Assistance.**

This chart provides the current (2015) ranking of the District’s facilities. The focus of Phase 2 is on Central Kitsap High School and Central Kitsap Middle School. Efforts to modernize or replace Fairview Middle School and Brownsville Elementary School will occur in Phase 3.

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<th>Cost of Infrastructure Needs</th>
<th>Superintendent of Public Instruction Study &amp; Survey Ranking</th>
<th>Maintenance Requirements</th>
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**NOTE:** Higher score indicates greater infrastructure need requirements.
5.5  MASTER PLANNING — SECONDARY SCHOOL CAMPUSES

Central Kitsap High School and Central Kitsap Middle School are the two top schools in need of replacement or modernization. Based on the complexities of the Central Kitsap campus the CKSD Board authorized the hiring of an architecture and engineering firm (the Bassetti Group) to create a master plan to evaluate the modernization or replacement of these schools. The master plan helps guide the overall configuration of the campus including location of school buildings, athletic facilities, and parking.

The Bassetti group has designed and assisted in the construction of numerous high schools and middle schools. They were selected through a competitive procurement to develop a master plan for the Central Kitsap campus. As the Board considered this process — and especially the idea of reducing transitions and locating middle schools and high schools on the same campus (a goal begun in 2003) — the master planning effort grew to include the Olympic campus and the Klahowya campus.

Meetings and workshops were held during the summer of 2015 to look at these three campuses and to determine how we might accommodate the current and future needs for our middle school and high school students. In August and September, meetings were held with the staffs at each CKSD secondary school (CKHS, KSS, OHS, CKMS, FMS and RMS) to review the current progress and answer questions. We also have held meetings with parents and community members. Our team has also visited a variety of high schools and middle schools in the Puget Sound region to review design and configuration options.

5.5.1  Approach — Meet CKSD Goals and Objectives

The process started with a review of strategic goals and specific guidelines governing our facilities. We used these to develop a framework as we evaluated options for the Central Kitsap, Olympic, and Klahowya campuses. Specifically, as part of this planning process, the team addressed the following goals: Minimizing Transitions, Reduce Reliance on Temporary Facilities and Portables, Increase Safety and Security, Provide For Future Flexibility, and Move To Co-Locating Secondary Schools on the Same Campus to the sites.

CKSD’s secondary school master plan (Appendix F) is a guidance document that:

- Identifies current site and building conditions;
- Provides potential options for siting buildings, fields and parking;
- Creates a program for cost estimating.

The master plan is not a final design document. During school design the layout and siting of the facilities will evolve as we consider additional information.

5.5.2  Central Kitsap Campus Site Plan

The master planning team started by using CKSD existing condition reports and then additional on-site investigations to determine the cost effectiveness of modernizing versus replacing CKHS and CKMS. For both CKHS and CKMS the modernization cost was nearly equal to the cost of replacing the schools. When we factor in the challenges (and additional soft costs) related to phasing modernization of the schools and that the useful life expectancy of a new school is significantly longer than a modernized school, the best value to the community is to replace the existing schools.
We analyzed a variety of site configurations to identify the most efficient layout to support construction of a new middle school and high school. The recommendation is to locate the new high school and middle school buildings near the center of the campus. The schools will be distinct separate entities that will share common support infrastructure (Mechanical Systems, Kitchens, etc.). This school configuration and location meets the board guidelines for reducing the use of portables, increasing safety and security, provides for future flexibility; supports the goal of minimizing transitions and co-locating secondary schools on the same campus. It is also the most cost effective approach saving $12M over the cost of constructing stand-alone facilities.

The site plan for Central Kitsap improves vehicular and pedestrian access, parking, and athletic facilities.

Figure 1: Central Kitsap Campus Site Plan

5.5.2.1 Central Kitsap High School
The original portion of Central Kitsap High School (CKHS) was built in 1942 with additions completed in the 1950’s, 1960’s, and 1970’s. The current structure needs significant repairs both with structural, mechanical, and fire suppression systems. The existing high school is undersized with insufficient room in classrooms, physical education, and commons. The cost to repair and modernize the existing structure is within 90% of the replacement cost. In addition, modernizing the existing structure does not resolve traffic flow, emergency access, and parking problems related to the existing site. A new school has a significantly longer life and is a more cost effective solution.

Construction of a new high school on the Central Kitsap campus is recommended. The new high school would enable meeting our educational goals for high school education; improving our ability to provide science, technical education, music, and physical education. Siting the new high school near the center
of the Central Kitsap campus will improve vehicular and pedestrian access and enable better access to athletic fields.

5.5.2.2 Central Kitsap Middle School
Central Kitsap Middle School (CKMS) was built in 1959 with an addition completed in 1976. The current structure needs significant repairs to structural, electrical and mechanical systems. CKMS needs a fire suppression system, upgrades to fire alarm systems, and does not meet current seismic codes. The cost to repair and modernize the existing structure is nearly equal to the replacement cost. A new school has a significantly longer life and is a more cost effective solution.

Construction of a new middle school on the Central Kitsap campus is recommended. The new middle school will enable meeting our educational goals for middle school education; improving our ability to provide science, technical education, music, and physical education. Siting the new middle school near the center of the Central Kitsap campus will improve vehicular and pedestrian access and enable better access to athletic fields.

5.5.3 Olympic Campus Site Plan
The master planning team’s review of the Olympic campus identified several areas that needed addressing to meet the CKSD board guidelines. The first focus was on reviewing Olympic High School. Olympic High School needs permanent classrooms to Replace Portable Facilities and create a facility that Increases the Student’s Connection to their School. We also explored how to add a middle school to the Olympic Campus to help Minimize Transitions and support Moving towards Co-Locating Secondary Schools on the Same Campus. During the review the master planning team identified that the technical education classrooms and facilities were dated and no longer supported current educational requirements.

The most effective and efficient location for a middle school is adjacent to the existing Olympic High School building. The placement supports the CKSD board guidelines. The Olympic Campus is also home to Silverdale Stadium. All CKSD high schools use Silverdale Stadium for athletic competition. There is only limited space on the Olympic Campus to support athletics when Silverdale Stadium is used for a district event. Additional fields are required to Support Increasing the Student’s Connection to their School. CKSD has an undeveloped property on Tibardis road that should be used for athletic fields. The Olympic Campus site plan shows the development.

The team identified a phased approach for improving the Olympic Campus to meet board guidelines. Olympic Site Phases:

5.5.3.1 Olympic High School – Phase 1. Construct Permanent Classrooms, Renovate CTE Spaces, and Enlarge Commons at Olympic High School.
This phase addresses the most pressing needs at the Olympic Campus. When complete Olympic High School will have a new center core with new classrooms and renovated Career and Technical Education spaces. Existing portable classrooms will be removed.

5.5.3.2 Olympic High School – Phase 2. Build a Middle School on the Olympic Campus.
CKSD has long desired to build a middle school on the Olympic Campus. This phase supports multiple board goals, including Minimizing Transitions, Increasing Options, Providing Flexibility, and Moving
Towards Co-Locating Secondary Schools on the Same Campus. (This scope is currently scheduled for Phase 3 of the CKSD LRFP).

5.5.4 Klahowya Campus Site Plan
The master planning team’s review of the Klahowya campus identified several areas that needed addressing to meet the CKSD board guidelines. Klahowya Secondary School needs permanent classrooms to replace existing portable classrooms. Klahowya also needs a second gymnasium, a band room along with a new all-weather athletic field to support increasing the student’s connection to their school. The best location for the new classrooms, gymnasium, and band room are connected to the north side of Klahowya Secondary School.
5.6 **Athletic Facilities**

Many of our existing athletic fields are in poor condition requiring significant maintenance. In order to provide additional opportunities for our students to participate, we need fields that are easy to maintain and available for use in all weather conditions.

Several of our athletic facilities need specific improvements to enable more access. Specifically we need to improve access and ensure compliance with the Americans with Disability Act (ADA). We also need additional changing rooms for teams on the Olympic and Central Kitsap campuses.

At our elementary schools we need to improve our existing playgrounds. Many contain equipment that is end-of-life and can no longer be maintained. We will conduct a phased replacement based on need across our elementary schools.
6 LONG RANGE FACILITY PLAN – PHASE 2

The scope for Phase 2 of the CKSD LRFP was approved by the CKSD Board in October 2015. The scope was based on research, evaluation, and reviews of CKSD employees and community stakeholders. This scope meets board guidelines for educational facilities and goals for fiscal responsibility.

6.1 SCOPE – LONG RANGE FACILITY PLAN – PHASE 2

The following projects are scheduled for completion as part of the Phase 2 of the CKSD LRFP. This scope addresses the District’s most pressing needs.

6.1.1 District Wide Security Improvements
- Improve entrance design and access control at all schools. (All schools except the newly designed SIES. This school meets entrance requirements).
- Install new electronic access control systems (All schools except the newly replaced/renovated Hawk Elementary at Jackson Park and Silverdale Elementary School. These schools have new access control systems).
- Install new monitoring systems (All schools will receive new monitoring systems).

6.1.2 Central Kitsap High School
- Replace Central Kitsap High School with a new facility. The new school will provide an up-to-date modern learning environment.
- Improve vehicular and pedestrian access, parking, and athletic fields.

6.1.3 Central Kitsap Middle School.
- Replace Central Kitsap Middle School with a new facility. The new school will provide an up-to-date modern learning environment.
- Improve vehicular and pedestrian access, parking, and athletic fields.

6.1.4 Olympic High School – Phase 1
- Construct new classrooms at Olympic High School to replace temporary classrooms.
- Modernize existing Career and Technical Education classrooms at Olympic High School to support the skills needed in our economy.
- Expand and improve the commons at Olympic High School.

6.1.5 Klahowya Secondary School
- Construct new classrooms at Klahowya Secondary School to replace temporary classrooms.
- Construct a band room at Klahowya Secondary School.
- Construct an auxiliary gymnasium at Klahowya Secondary School.

6.1.6 District Wide Critical and Required Repairs. (See Appendix E).
- Complete identified Critical and Required Repairs (all schools except the newly renovated/replaced HEJP, SIES, CKMS, and CKHS).

6.1.7 Athletic Facilities (Costs Included as part of Critical/Required Repairs and Campus Costs)
- Add an all-weather practice field on the Central Kitsap Campus.
• Add an all-weather practice field on the Klahowya Campus.
• Improve ADA access at Olympic, Klahowya and Central Kitsap Campuses.
• Add additional changing rooms at Silverdale Stadium
• Phased replacement of playground equipment at six (6) elementary schools.

6.2 SCHEDULE — LONG RANGE FACILITY PLAN - PHASE 2.
The Facilities Infrastructure Review Committee (FIRC) and Community Finance Committee (CFC) working together developed a recommendation that the second phase of the LRFP be for a period of 8 years (2017-2024). The majority of the work will be completed within the first five (5) years. A notional schedule for accomplishment:

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6.3 ESTIMATED COSTS — LONG RANGE FACILITY PLAN — PHASE 2
CKSD used a variety of sources to develop cost estimates. The cost estimates for our critical and required repairs were completed by Meng Analysis. Meng Analysis uses a combination of field construction experience and engineering analysis to develop repair estimates. Appendix D contains detailed cost data for each identified deficiencies.

For our building estimates, Bassetti Architects developed detailed construction programs with the CKSD team. These programs were reviewed by a team of mechanical, civil, and electrical engineers to identify site specific costs. All of this information was provided to a construction cost consultant (The Robinson Company) to develop cost estimates. Robinson specializes in estimating school construction costs, developing over 200 cost estimates a year at all levels of design. The Appendix E secondary school master plan contains these detailed estimates.

Security Improvement cost estimates were obtained from a local vendor and in consultation with the architect involved in designing the new entrance for Silverdale Elementary School.

Athletic Field estimates were initially developed by the Robinson Company and refined by an on-site analysis from a state-qualified construction contractor.
Central Kitsap School District  
Long Range Facilities Plan – 2015 Update

CKSD - Long Range Facilities Plan - Phase 2 - Estimated Costs

<table>
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<tr>
<th>School</th>
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<tr>
<td>State Assistance (Tracyton/Seabeck)</td>
<td>$ (6,000,000)</td>
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Building Costs (Total) $196,600,000

Critical/Required Repairs $17,800,000  
Security Improvements $5,400,000

Athletic Facilities (Included as part of School Costs)

Estimated Costs (after state assistance) $219,800,000

6.4 FUNDING – LONG RANGE FACILITY PLAN – PHASE 2

In Washington State, local communities have the primary responsibility to provide school buildings. The State of Washington’s School Construction Assistance Program (SCAP) assists school districts with funding for new construction and modernization of existing buildings. CKSD will leverage the SCAP to support the construction and modernization of our facilities.

A common practice for funding the construction of school buildings is through a bond measure. Currently CKSD has a Capital Projects Levy. We recommend funding Phase 2 by requesting authority to issue Capital Projects Bonds. The bond measure will replace the existing Capital Projects Levy and maintain the existing tax rate.

CKSD evaluated a variety of scenarios for funding LRFP Phase 2. Our focus was to find the best financial solution for the community. We recommend replacing the existing Capital Projects Levy with a Bond measure and to maintain the existing tax rate. We will structure the bond issues to front load repayment to provide financial flexibility in the future. The term of the bonds will be 20 years with a level tax rate for the first eight (8) years and then we are projected a reduction in the tax rate.
7  LONG RANGE FACILITY PLAN - PHASE 2 – COST AND SCOPE SUMMARY

I. Central Kitsap High School
   a) Program.
      i) Construct New High School.
      ii) Install new all-weather athletic field; renovate athletic fields.
   b) Size. 218,524 square feet.
   c) Estimated Cost. $117,100,000
   d) Estimated State Assistance. $ 20,400,000

II. Central Kitsap Middle School
   a) Program.
      i) Construct New Middle School.
      ii) Renovate athletic fields.
   b) Size. 106,694 square feet
   c) Estimated Cost. $ 60,800,000
   d) Estimated State Assistance. $ 13,300,000

III. Olympic High School
   a) Program.
      i) Permanent Classrooms. Construct 12 permanent classrooms to replace existing temporary classrooms.
      ii) Modernize CTE classrooms. Modernize 8 existing CTE classrooms.
      iii) Enlarge Commons to support existing student population.
      iv) Install new all-weather athletic field.
   b) Size. 66,754 square feet.
   c) Estimated Cost. $33,150,000.

IV. Klahowya Secondary School
   a) Program.
      i) Permanent Classrooms. Construct 15 permanent classrooms to replace existing temporary classrooms.
      ii) Band Room. Construct 1 band room.
      iii) Gymnasium. Construct an auxiliary gymnasium and boys/girls locker rooms.
      iv) Install new all-weather athletic field
   b) Size. 45,052 square feet.
   c) Estimated Cost. $25,200,000.
   d) Estimated State Assistance. $6,000,000.

V. Critical and Required Repairs
   a) Program. Complete 51 identified critical and required repairs.
   b) Schools. Fourteen (14) Schools and Sites
   c) Cost. $17,800,000

VI. Security Improvements
   a) Program. Install and integrate access control and monitoring systems; modify school entries to provide single point of access.
   b) Schools. Improvements will affect all schools.
   c) Cost. $5,400,000
8 LONG RANGE PLANNING – FUTURE PHASES

The CKSD LRFP is a phased approach for modernizing or replacing our existing schools and support facilities. In Phase 1 the District built Hawk Elementary at Jackson Park, modernized Silverdale Elementary School, and will build a new transportation, food service, and warehouse facility. In Phase 1 we also completed critical and required repairs at all of the District’s facilities.

Phase 2 is focused on our improving security at all of our schools and updating our secondary schools. This 2015 update to the LRFP provides extensive details on Phase 2.

In Phase 3 we will address the need to replace or modernize Fairview Middle School and Brownsville Elementary School. In Phase 4 we will focus on modernizing elementary schools. Before starting the subsequent phase we will conduct a comprehensive districtwide analysis of our facilities and submit an updated LRFP for approval.
I. Brownsville Elementary School

GENERAL INFORMATION
Brownsville Elementary School is located in unincorporated Kitsap County, on an 8.11-acre parcel, bounded by Sandy Road to the west, Fifth Avenue to the east and Illahee Road to the north. The school campus consists of two single-story buildings: the main school building and one separate portable classroom building. The permanent building area is 52,197 square feet while the total portable building area is 1,792 square feet. The total elementary school building area is 53,989 square feet.

The main building consists of twenty-one classrooms; a staff room; a gymnasium/multi-purpose room with kitchen, a stage, a music room; a library; administration and other support areas. The portable building provides two classrooms.

The school campus was constructed in multiple phases. The original building was completed in 1954, and comprises a significant portion of the current facility. In 1967, five classrooms were added and two more classrooms followed in 1969 to the southwest wing. In 1970, eight classrooms were added north of the administration area in an octagon floor plan. In 1976 the library was added in a modernization remodel. The last modernization to Brownsville Elementary School occurred in 1991 and upgraded the gym, stage and music room facilities.

The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds in 2013.

SITE
The main building is located within the southeastern half of the site and the portable building is located directly adjacent to the southwestern corner of the main building.

Off-street parking occurs in two lots that are separated by the main building. The larger parking lot is located to the east of the main building and is accessed off of Sandy Road. Concrete sidewalks surround a majority of the buildings and a large paved area that was recently repaved during the summer of 2009 exists just south of the main building.

Site circulation is poor for bus and parent pick-up and drop-off, students cross through the busses to load into cars on Fifth Avenue. The alternate location for pick-up and drop-off occurs on the other side of the building requiring additional supervision.
II. Clear Creek Elementary School

GENERAL INFORMATION

Clear Creek Elementary School is located in unincorporated Kitsap County near Silverdale, on a 12.45-acre parcel off Sunde Road, adjacent to Naval Base Kitsap - Bangor. The school campus consists of the main school building and three separate portable classroom buildings. The permanent building area is 57,932 square feet and the portable building area is 5,376 square feet. The total elementary school building area is 63,308 square feet.

The main building consists of twenty-five classrooms; a staff room; a gymnasium/cafeteria with kitchen, stage, and other support areas; a library/learning resource center; and administration. Meanwhile, the portable classroom buildings have a total of six classrooms.

The main building was constructed in 1978, with an addition added in 2003 to serve the District’s Special Education Program.

- The main building is construction Type V – 1 hour.

The school is currently eligible for OSPI matching funds.

SITE

The main elementary school building is located on the western half of the site. The portable classroom buildings are located on asphalt pavement to the north and west of the main building. The area around the buildings is relatively flat; however, the area to the west between the main building and the naval station is steeply sloped.

Off-street parking occurs in the front of the school and is accessed off of Sunde Road. This lot also serves as a bus-loading zone and as a drop off area. Concrete sidewalks surround the main building and a significant amount of hard surface play area is also provided around the perimeter of the facility. A hard surface play area including paved basketball court, playground and playfield are all located to the east of the building.
III. Cottonwood Elementary School

GENERAL INFORMATION

Cottonwood Elementary School is located in unincorporated Kitsap County, east of Dyes Inlet, on a 11.25-acre parcel, bound by Foster Road; Central Valley Road and Old Military Road. The school campus consists of a single-story main building and one separate portable classroom building. The permanent building area is 54,150 square feet and the portable building area is 896 square feet. The total elementary school building area is 55,046 square feet.

The main building consists of twenty-three classrooms; a staff room; a gymnasium, a cafeteria with kitchen and stage; a library; a music room and administration and other support areas. Meanwhile, the portable classroom building provides a total of one classroom.

The elementary school campus was constructed in two phases. The school was constructed in 1976 with an office addition added to the main building in 1990. The District undertook a major modernization of the facility in 2003 modifying the facility to meet the District’s elementary educational plan and upgrading the building exterior, plumbing, mechanical, electrical, technology and communication systems.

- The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds in 2025.

SITE

The main elementary school building is located approximately in the center of the site. The portable classroom building is located to the east of the main building. The area directly adjacent to the building is relatively flat however; the site slopes up significantly to the west and then flattens out in order to accommodate several play fields. Trees buffer the school from the streets to the north and east while the western portion of the site was cleared to provide space for play fields.

Off-street parking occurs in front of the school and is accessed off of Foster Road. Concrete and asphalt sidewalks surround the main building and a hard asphalt surface play area is provided to the south. A paved, separate bus turn-around is located to the northeast of the main building. A softball field is located between the building and Foster Road and additional ball fields are located in the clearing to the west. A play shed was also built to the south and directly adjacent to the gym. Gravel areas adjacent to the building were paved to eliminate clogging of area drains and the area adjacent the bus loop graded to reduce the build-up of surface water.

As part of the modernization effort the District provided ADA compliant access to the building and playfields.
IV. Cougar Valley Elementary School

GENERAL INFORMATION
Cougar Valley Elementary School is located in unincorporated Kitsap County near Silverdale, on a 12.96-acre parcel, adjacent to Olympic View Road and Naval Base Kitsap - Bangor. The school campus consists of a single-story main school building, two separate portable classroom buildings and a small storage building. The permanent building area is 49,240 square feet and the portable building area is 3,584 square feet. The total elementary school building area is 52,824 square feet.

The main building consists of twenty-six classrooms; a staff room; a gymnasium with stage; multi-purpose room with kitchen; a music room, a library/computer lab; administration and other support areas. The portable classroom buildings have four classrooms.

The main building was completed in 1989, with an addition added in 2003 to serve the District’s Special Education Program.

- The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds.

SITE
The main building is located on the northwestern corner of the site. The portable buildings are located north of the main building. The area directly adjacent to the building is relatively flat; however, the site does slope up significantly to the east beyond the building to a large open area.

Off street parking is located southeast of the main building and is accessed off of Olympic View Drive. There is also a separate bus-loading lane accessed off of Olympic Drive located to the southwest of the building. A large playfield is located just east of the parking area and a playground is located just east of the building. Concrete sidewalks or pavement surround the entire building.
V. Emerald Heights Elementary School

**GENERAL INFORMATION**
Emerald Heights Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 10-acre parcel (6 acres owned by Central Kitsap School District and 4 acres owned by Kitsap County), off of Pinnacle Court and adjacent to Ridgetop Boulevard. The school campus consists of one, two-story main building and two portable classroom buildings. The permanent building area is 56,000 square feet and the portable building area is 2,688 square feet. The total elementary school building area is 58,688 square feet.

The main building consists of twenty-five classrooms; a staff room; a gymnasium/cafeteria with kitchen and stage; a library, four computer labs; administration and other support areas. Furthermore, the portable classroom buildings provide three classrooms.

The main building was completed in 1993.

- The main building is construction Type V-1 hour.

The school is eligible for OSPI matching funds in 2023.

**SITE**
The main building is located near the center of the site while the portable buildings are located just south of the main building. The site is graded so as to slope down from west to east thereby providing an on grade entrance to both levels of the two-story building.

The off-street parking is split between two lots and located west of the building off of NW Pinnacle Court. There is also a dual-purpose bus-loading and fire lane that surrounds the perimeter of the building. A sports court, a playground and a large playfield are all located just east of the building. Concrete sidewalks exist at all entrances and a paved access drive surrounds the entire building.
VI. Esquire Hills Elementary School

GENERAL INFORMATION
Esquire Hills Elementary School is located northeast of the city of Bremerton, on an approximate 12.81-acre parcel off of John Carlson Road. This campus consists of a single story main school building and two separate portable classroom buildings. The permanent building area is 54,818 square feet, while the portable building area is 2,688 square feet. The total elementary school building area is 57,506 square feet.

The main building consists of twenty-two classrooms; a staff room; a gymnasium; a multi-purpose room with kitchen and stage; a library/learning resource center; administration and other support areas. The portable classroom buildings provide three classrooms.

The main building was constructed in 1977.

- The main building is construction Type V – 1 hour.

The school is currently eligible for OSPI matching funds.

SITE
The main elementary school building is located in the eastern half of the site while the portable classroom buildings are located to the north and southwest of the main building. Vegetation buffers the school to the north and east while the western portion of the site is cleared to provide space for several playfields. The area around the buildings is relatively flat; however, the site does slope up slightly to the west towards the playfields.

Off-street parking is accessed off of John Carlson Road and occurs to the south and east of the main building as well as in a lot to the west that also accommodates a bus lane. Concrete sidewalks or asphalt hard surface play areas completely surround the main building. A single softball field is located directly west of the main building while additional ball fields are located in a large clearing to the northwest.
VII. Green Mountain Elementary School

GENERAL INFORMATION
Green Mountain Elementary School is located in unincorporated
Kitsap County, west of the city of Bremerton, on an 11.37-acre
parcel, off of Boundary Trail Road. The school campus consists
of a single-story main school building and one portable
classroom building. The fixed building area is 43,360 square
feet while the portable area is 924 square feet. The total
elementary school building area is 44,284 square feet.

The main building consists of twenty-two classrooms; a staff
room; a play shed; a gymnasium/cafeteria with kitchen, stage;
a library, a computer lab; administration and other support
areas. The portable classroom building has one classroom.

The main building was completed in 1992.

• The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds in 2013.

SITE
The main building is located near the center of the site while
the portable is located to the north of the main building. The area
around the buildings is relatively flat however; the site does
slope up to the east beyond the building to a large playfield.

Off-street parking is located to the south of the building and is
accessed off of Boundary Trail Road. There is also a separate
bus-loading lane provided near the main entry of the building.
A paved and soft surface playground and a large play field
are all located just east of the building. Concrete sidewalks
exist at all entrances and a paved access drive surrounds most
of the building.
VIII. Hawk Elementary at Jackson Park

GENERAL INFORMATION

Hawk Elementary at Jackson Park is located in the city of Bremerton, on a 12.5-acre parcel, off of Austin Drive, near State Highway 3. The school campus consists of a new 60,836 square feet building opened in fall 2014, and two double classroom and one single classroom portable buildings which provide approximately 4,500 additional square feet. The portables were relocated on the site to accommodate Head Start pre-school, band and as-needed classroom space for fluctuating enrollment in close proximity to the Jackson Park Navy housing development.

The main building consists of twenty-four classrooms; a music classroom; a special needs preschool classroom; a staff room; a gymnasium; a stage; a multipurpose/lunchroom with kitchen; a library/classroom lab; administration and other support areas.

The new building was constructed under the 2009 International Building Code, the 2009 International Mechanical Code, the 2009 International Fire Code, the 2009 International Plumbing Code and the 2009 Washington State Energy Code.

The type of construction is Type 5-B Full Sprinklered.

The school is currently eligible for OSPI matching funds in 2044 and will be tracked annually under the OSPI Asset Preservation Program since constructed after 1993.

SITE

The main elementary school building is located on the north half of the site, and the portable classroom buildings are located northeast of the main building. The area around the buildings is relatively flat.

The single entry drive into the site is separated for buses and trucks to the north, and vehicular parking and drop-off loop to the south. The buses drop students off on the west side of the building before looping around and exiting back out of the single entry drive. The main parking lot is accessed off of Austin Drive and located to the southwest of the main building.

The main building is surrounded by a combination of sidewalks and landscaping on the west, north and east sides. The south side of the main building is all hardscaped surfaces and playground equipment adjacent to the building, with a large playfield occupying the south east portion of the site.
IX. PineCrest Elementary School

GENERAL INFORMATION
PineCrest Elementary School is located in unincorporated Kitsap County, immediately north of the city of Bremerton, on a 17.34-acre parcel, off of Pine Road near Riddell Road. The school campus consists of one two-story building with a total area of 58,000 square feet.

The main building consists of twenty-five classrooms; a staff room; a gymnasium/cafeteria with a kitchen and stage; a library; a music room; archive storage, administration and other support areas.

The elementary school building was constructed in 1998.

• The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds in 2028.

SITE
The main building is located near the center of the site. The entire site is sloped significantly with the highest portion located at the entrance to the site off of Pine Road. The long entry driveway off of Pine Road slopes down to the parking lot and building.

There is an off street parking lot located to the southwest and a bus loading lane located directly south of the building. A paved playground and a large play field are located just north of the building. Concrete sidewalks exist at all entrances and a paved access drive surrounds the entire building. Finally, there is a wetland, wetland mitigation area and stream all located to the east of the building and a smaller detention pond located to the west of the play field.
X. Silver Ridge Elementary

GENERAL INFORMATION
Silver Ridge Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 10-acre parcel (5.6 acres owned by Central Kitsap School District and 4.4 acres owned by Kitsap County), off of Hillsboro Drive and adjacent to Ridgetop Junior High School. The school campus consists of a single-story main school building and two portable classroom buildings. The permanent building area is 49,531 square feet. The portable building area is 3,584 square feet. The total elementary school building area is 53,115 square feet.

The main building consists of twenty-four classrooms; a staff room; a gymnasium/cafeteria with kitchen, stage and other support areas; a library; and an administration area. The portable classroom buildings add four classrooms to the campus.

The main building was completed in 1990.

• The main building is construction Type V – 1 hour.

The school is eligible for OSPI matching funds in 2011.

SITE
The main building is located near the western edge of the site while the portables are located to the southeast of the main building. The area around the buildings is relatively flat however; the site slopes up to the south to the playfields. An additional playfield utilized by the school is located on property owned by Kitsap County east of the school.

Off-street parking is located to the north of the building and is accessed off of Hillsboro Drive. A paved and soft surface playground and a large playfield are all located immediately south of the building. Concrete sidewalks exist at all entrances and a gravel access drive exists behind the building.
Silverdale Elementary School

Silverdale Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 14-acre parcel, off of Dickey Road. The school is currently undergoing a major modernization which also includes adding new parking and reconfiguring the pick-up and drop-off traffic lanes for improved flow and pedestrian safety. The existing school campus consists of a single-story main school building and two separate portable classroom buildings with a total permanent building area of 55,148 square feet and the total portable building area of 3,584 square feet. Included in the modernization is an addition of 2501 square feet for a new kitchen and added restrooms bringing the total to 57,649 square feet for the permanent building.

The modernized main building will consist of twenty-two classrooms; nine small to medium size group pull out rooms, three shared open group areas adjacent to classroom modules, a staff room; two work rooms; a gymnasium and play shed; a reconfigured multi-purpose room with a new kitchen and stage with ADA accessibility; a library and learning center; administration and other support areas. Additionally the existing portable classroom buildings have four classrooms.

The main building was completed in 1979. The modernization will be completed in the summer of 2016.

The school was eligible for OSPI matching funds which are being applied to this modernization project. Silverdale Elementary School should be eligible for OSPI matching funds again in 2046.

SITE

The main elementary school building is located in the western half of the site. The portable classroom buildings are located to the northwest of the main building. The area around the buildings is relatively flat however, the area directly west of the building slopes down from the bus lane to the main building.

Off-street parking is located to the southwest of the main building and along the southern edge of the newly acquired contiguous land parcel fronting Knute Anderson Road NW. Furthermore, a paved and separate bus-loading zone is located between the main building and Dickey Road. An asphalt play area with two basketball courts is located to the southeast. Finally, a playground, soccer fields and a baseball field are located in the clearing to the east.

As part of the modernization of the Silverdale Elementary the school will be connected to a public waste water treatment.
Woodlands Elementary School

GENERAL INFORMATION

Woodlands Elementary School is located in unincorporated Kitsap County, near Silverdale, east of Dyes Inlet, on a 20-acre parcel off of Central Valley Road. The school campus consists of a single-story main school building and one portable classroom building. The permanent building area is 55,424 square feet and the portable building area is 1,792 square feet. The total elementary school building area is approximately 57,216 square feet.

The main building consists of twenty-six classrooms; a staff room; a gymnasium/multi-purpose room with a kitchen and stage; a music room; a library; administration offices and other support areas. Furthermore, the portable classroom building adds two classrooms.

The main building was constructed in 1981.

• The main building is construction Type V–1 hour.

The school is eligible for OSPI matching funds.

SITE

The main building is located near the center of the site while the portable was placed to the southwest of the main building. The area directly adjacent to the buildings is relatively flat but the eastern half of the site slopes down significantly. It is also worth noting that while the western half of the site has been developed the eastern half has been left undisturbed. Therefore, the boundaries to the east and the north are generally wooded unlike a large area to the south that has been cleared for two playfields. The buildings remain well screened from Central Valley Road to the west.

Off-street parking occurs to the west of the school, with an entrance and exit off of Central Valley Road. A fire lane continues up from the parking lot on either side of the building and terminates into hard surface play area. In addition, there are several winding paved pathways around the perimeter of the building that provide access to the parking and play fields.

The overflow parking lot is used extensively by the staff and community to access the playfields.
I. Central Kitsap Middle School

GENERAL INFORMATION

Central Kitsap Middle School is located in unincorporated Kitsap County, in Silverdale, on a 15.15-acre parcel, off of Frontier Place. The school campus consists of four buildings: the single-story main building; the single story gym building; the single story music building; the two-story science annex building and five separate portable classroom buildings. The total fixed building area is 106,270 square feet. The total portable building area is 9,240 square feet. The total junior high school building area is 115,510 square feet.

The main building consists of twenty-five classrooms; a staff room; a gymnasium, a cafeteria with kitchen; a library; three computer labs; administration; a shop and other support areas. The music building consists of choir and band rooms; the science annex building consists of eight classrooms. The portable classroom buildings provide an additional ten classrooms.

The middle school campus was constructed in multiple phases. The original construction, completed in 1959, included the majority of the main building. The shop addition to the main building, the music building, and the annex building were all built in 1966. The administration and library additions and the detached gym building were added in 1976.

- The permanent buildings are construction Type V – 1 hour.

The school is currently eligible for OSPI matching funds.

SITE

All of the buildings are located along the western edge of the site. The gym building is located to the north of the main building while the annex building is located to the south. The portables are also located to the south of the main building and just east of the science annex building. The majority of the area around the buildings is relatively flat except for the area adjacent to the two-story science annex building that slopes down to the south and thereby allows an exit to grade from both floors.

The off-street parking occurs in two locations but both lots are accessed off of Frontier Road.
II. Fairview Middle School

GENERAL INFORMATION

Fairview Middle School is located in unincorporated Kitsap County, near Silverdale, east of Dyes Inlet, on a 20-acre parcel, off of South Central Valley Road. The school campus consists of a two-story main building; a two-story music building; a one-story gym building and two separate portable classroom buildings. The total fixed building area is 105,043 square feet. The total portable building area is 3,584 square feet. The total junior high school building area is 108,627 square feet.

The main building consists of thirty-five classrooms; a staff room; a multi-purpose room with a kitchen and stage; a library; administration; a shop and other support areas. The music building consists of a choir room and a band room while the gym building consists of two gyms, locker rooms and a weight room. Finally, the portable classroom buildings provide an additional four classrooms.

The middle school campus was constructed in several phases. The original construction, completed in 1971, included the majority of the main building, half of the gym building and half of the music building. The two-story shop addition to the main building, the second half of the music and gym buildings, and a classroom addition were all added in 1975.

- The permanent buildings are construction Type V – 1 hour.

The school is currently eligible for OSPI matching funds.

SITE

The buildings are located along the eastern edge of the site along Central Valley Road. Concrete sidewalks connect the buildings together. The majority of the area around the buildings is relatively flat except for the area adjacent to the two-story shop addition that slopes down significantly to the west. The site then flattens out to accommodate playfields and a lower parking lot to the west of the main building.

Central Valley Road has become a main arterial and the school has a large number of students who walk to and from school. Several parking lots accommodate off-street parking.
III. Ridgetop Middle School

GENERAL INFORMATION

Ridgetop Middle School is located in unincorporated Kitsap County, in Silverdale, on a 21.1-acre parcel, off of Hillsboro Drive and adjacent to Ridgetop Boulevard and Waaga Way. The school campus consists of the two-story main building and one separate portable classroom building. The total fixed building area is 121,246 square feet. The total portable building area is 1,792 square feet. The total junior high school building area is 123,038 square feet.

The main building consists of thirty-one classrooms; a staff room; a gymnasium and auxiliary gymnasium with locker rooms and a weight room; a cafeteria with kitchen; a library; a computer lab; a band room and choir room; a shop; arts and craft rooms; administration and other support areas. The portable classroom building provides an additional pair of classrooms.

The middle school campus was constructed in multiple phases. The original construction, completed in 1986, included the majority of the main building. However, an eight-classroom two-story addition was added to the main building in 1992.

- The main building is construction Type V – 1 hour.

The original building constructed in 1986 is currently eligible for OSPI; the addition constructed in 1991 is eligible for state matching funds in 2011.

SITE

The buildings are located along the northwestern portion of the site. The majority of the area around the buildings is sloped significantly. The highest portion of the site along Hillsboro Drive slopes down considerably from north to south (from front to back) of the main building and thereby allows an exit to grade from both floors of the building. Furthermore, the site also slopes down significantly towards Silver Ridge Elementary School. A relatively flat clearing is provided to the south of the main building in order to accommodate several playfields.

Off-street parking is split evenly between two lots with access off of Hillsboro Drive. There is a dedicated bus-loading lane that is located between the north parking lot and the building and an access/service road that surrounds the entire perimeter of the building. Concrete sidewalks exist at most of the entries. Finally, there are two tennis courts; a softball field; a baseball field; a soccer field; a football field; a track; a high and long jump pit and a pole vault, shot put and discus area in the clearing to the south.
IV. Central Kitsap High School

GENERAL INFORMATION

Central Kitsap High School is located in unincorporated Kitsap County, in Silverdale, on a 26-acre parcel, bounded by Anderson Hill Road and Bucklin Hill Road. The school campus consists of five buildings: the three-story main building; a one-story boiler building; a one-story industrial arts building and six separate portable classroom buildings. The total fixed building area is 163,138 square feet and the total portable building area is approximately 3,584 square feet. Therefore, the total high school building area is approximately 166,722 square feet.

The main building consists of forty-three classrooms; a gymnasium and auxiliary gymnasium with locker rooms and a weight and aerobic room; a cafeteria with a kitchen; a theatre with a stage; a band room and choir room; a library; art rooms; administration and other support areas. The vocational building contains the auto shop and wood shop. Portable classroom buildings provide an additional twelve classrooms.

The high school campus was constructed in many phases. The original construction, completed in 1942, included only a small portion of the main building. Numerous additions and renovations to the campus include: a 1948 gym and second floor addition; a 1950 vocational building addition; a 1951 three-story west classroom wing addition; a 1967 library and science lab addition; the 1973 three-story “900” building addition and finally, the industrial arts addition in 1977. Meanwhile, renovations and modernization occurred in 1970, 1973, 1981 and most recently in 1990.

- The buildings are construction Type V – 1 hour

The school is eligible for OSPI matching funds.

SITE

The buildings are located in the southern portion of the wedge shaped site near the corner of Anderson Hill Road and Bucklin Hill Road. The site slopes down significantly towards the south and west directly adjacent to the main building.

Off-street parking is located in several locations.

The baseball field should be regraded to address ponding of storm water after heavy rains. The perimeter fence is in poor condition and should be replaced. ADA access to the athletic fields is poor and should be enhanced.
V. Olympic High School

GENERAL INFORMATION

Olympic High School is located in unincorporated Kitsap County, near Silverdale, west of Dyes Inlet, on a 37.09-acre parcel, off of Stampede Boulevard. The school campus consists of five buildings: the one-story main building and six separate portable classroom buildings. The total fixed building is 171,231 square feet while the total portable building area is approximately 12,600 square feet. Therefore, the total high school building area is approximately 183,831 square feet.

The main building consists of forty-eight classrooms; a gymnasium, auxiliary gymnasium and weight room with associated locker rooms; a swimming pool with associated locker rooms; a cafeteria with a kitchen; an auditorium and stage; band room and choir room; a library; an auto shop; art and graphic rooms; a staff room; administration and other support areas. Furthermore, the portable classroom buildings provide an additional fourteen classrooms.

The high school campus was constructed in several phases. The original construction occurred in 1979, included the majority of the main building. In 1990 several additions and renovations were made to the main building.

• The main building is a combination of construction Type V – 1 hour, Type IV – 1 hour and Type III – 1 hour and Type V – N.

The school is eligible for OSPI matching funds.

SITE

The buildings are located along the western edge of the site. The majority of the area around the buildings slopes significantly. The site slopes significantly from east to west. In addition, the site slopes considerably from north to south directly adjacent to the building thereby splitting the long linear building into three different finish floor levels.

Off-street parking is located in several locations. The main parking lot is located to the southeast of the building and accessed off of Stampede Boulevard. There are also several smaller staff lots along the western edge of the site between the portables and the main building. There is a bus pick-up/fire lane runs along the south side of the building. Asphalt pathways surround the building and parallel the entry drive to Stampede Boulevard.
VI. Klahowya Secondary School

**GENERAL INFORMATION**

Klahowya Secondary School is located in unincorporated Kitsap County, near Silverdale, on a 122.52-acre parcel (31 acres owned by Central Kitsap School District and 91.52 owned by Kitsap County), accessed off of Newberry Hill Road. The school campus consists of the two-story main building and eleven separate portable classroom buildings. The total fixed building area is 133,715 square feet while the total portable building area is 17,948 square feet. The total secondary school building area is 151,663 square feet.

The main building consists of thirty-four classrooms; a staff room; a gymnasium with locker rooms, weight rooms and aerobic room, a student common area with a kitchen; an auditorium with stage and music room; a library; a graphics room; administration; and other support areas. Furthermore, the portable classroom buildings provide an additional twenty classrooms.

The secondary school campus was constructed in 1996.

- The permanent building is construction Type II – N and Type II – 1 hr.

The school is eligible for OSPI matching funds in 2026.

**SITE**

All of the buildings are located in the southwestern corner of the site, a significant distance from Newberry Hill Road. The buildings are accessed off of Newberry Hill Road utilizing an entry road that runs along the western edge of the site and also serves the parking lots. This entry road also surrounds the building and becomes a bus lane and turnaround on the eastern side of building.

Off-street parking occurs in three lots and all lots are accessed off of the entry road. The visitor lot is directly west of the main entry of the building. The staff parking lot is located to the southwest of the building while the student parking is located to the southeast. Concrete sidewalks and asphalt pathways connect the building with parking lots and play fields. Furthermore, there is one basketball court located to the north of the building while several tennis courts; a football field; track and field facilities and two softball/baseball/soccer fields with four backstops are all located to the east of the building. Finally, there are two drainage ponds on site. The first one is located to the east of the building and play fields while the second pond is located adjacent to the entry road and north of the main building.
B  CKSD DEMOGRAPHIC ANALYSIS

Link - CKSD Demographic Analysis
C OSPI STUDY AND SURVEY

Link - OSPI Study and Survey
D  FACILITY CONDITION ASSESSMENT - DEFICIENCIES

Link - Facility Condition Assessment
### Critical Repairs Summary by Building

<table>
<thead>
<tr>
<th>Critical Repairs</th>
<th>Building</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cougar Valley Elementary</td>
<td>HVAC</td>
<td>$1,245,816</td>
</tr>
<tr>
<td>Green Mountain Elementary</td>
<td>HVAC</td>
<td>$1,088,100</td>
</tr>
<tr>
<td>Silver Ridge Elementary</td>
<td>HVAC</td>
<td>$1,274,928</td>
</tr>
<tr>
<td>Ridgetop Middle School</td>
<td>HVAC</td>
<td>$2,894,669</td>
</tr>
<tr>
<td></td>
<td>Electrical</td>
<td>$269,100</td>
</tr>
<tr>
<td>Olympic High School</td>
<td>Site Improvements</td>
<td>$220,896</td>
</tr>
<tr>
<td>Klahowya Secondary School</td>
<td>Roofing</td>
<td>$872,820</td>
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<tr>
<td></td>
<td>Exterior Finishes</td>
<td>$81,900</td>
</tr>
<tr>
<td></td>
<td>Site Improvements</td>
<td>$175,500</td>
</tr>
<tr>
<td>Jenne-Wright Administration Building</td>
<td>Exterior Closure</td>
<td>$206,603</td>
</tr>
<tr>
<td></td>
<td>HVAC</td>
<td>$11,700</td>
</tr>
<tr>
<td>Silverdale Stadium Building</td>
<td>Site Improvements</td>
<td>$924,300</td>
</tr>
<tr>
<td></td>
<td>Special Construction</td>
<td>$2,581,020</td>
</tr>
<tr>
<td><strong>TOTAL OF ALL CRITICAL REPAIRS</strong></td>
<td></td>
<td><strong>$11,847,352</strong></td>
</tr>
</tbody>
</table>
# Critical Repairs

<table>
<thead>
<tr>
<th>Facility: Cougar Valley Elementary School</th>
<th>System: HVAC</th>
<th>Total Project Cost</th>
<th>$ 1,245,816</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Distribution Systems</td>
<td>Provide additional zones separating Gymnasium and Music classroom.</td>
<td>$ 70,200</td>
<td></td>
</tr>
<tr>
<td>Terminal and Package Units</td>
<td>Refurbish or replace classroom unit ventilators and modify ductwork for improved ventilation effectiveness.</td>
<td>$ 1,152,216</td>
<td></td>
</tr>
<tr>
<td>Terminal and Package Units Music HVAC</td>
<td>Reconfigure roof slopes as needed for proper roof drainage. Clean ductwork. Service RTUs including regular economizer pre-filter washing and final filter replacements.</td>
<td>$ 23,400</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility: Green Mountain Elementary School</th>
<th>System: HVAC</th>
<th>Total Project Cost</th>
<th>$ 1,088,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terminal and Package Units</td>
<td>Replace RTUs and ductwork. Upgrade roof structure to fully support RTUs. Replace roof insulation and covering surrounding RTUs.</td>
<td>$ 351,000</td>
<td></td>
</tr>
<tr>
<td>Terminal and Package Units Rooftop HVAC</td>
<td>Renew by factory refurbishment with high-efficiency low-noise components and/or replace with all-new high-efficiency low-noise type.</td>
<td>$ 737,100</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility: Silver Ridge Elementary School Building</th>
<th>System: HVAC</th>
<th>Total Project Cost</th>
<th>$ 1,274,928</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Distribution Systems</td>
<td>Retro-commission including clean, test, &amp; adjust, and repair/replace as recommended by CxA.</td>
<td>$ 1,159,025</td>
<td></td>
</tr>
<tr>
<td>Controls and Instrumentation</td>
<td>Provide adjustable t-stats for each classroom; program DDC to average the two t-stats for each pair of classrooms to control the shared classroom unit ventilator (UV). Upgrade common area controls and head-end as needed.</td>
<td>$ 115,903</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility: Ridgetop Middle School Building</th>
<th>System: HVAC</th>
<th>Total Project Cost</th>
<th>$ 2,894,669</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Distribution Systems</td>
<td>Renew central station AHU and related equipment (e.g., split Dx CU) as needed.</td>
<td>$ 585,000</td>
<td></td>
</tr>
<tr>
<td>Terminal And Package Units</td>
<td>Replace &quot;Edpacs&quot; type classroom units with new hydronic heat pump system. Locate units above ceiling space and connect with common water loop. Add an electric boiler and cooling tower. Existing Edpacs noisy and do not meet today's OSPI and WAC noise req</td>
<td>$ 1,638,000</td>
<td></td>
</tr>
<tr>
<td>Controls and Instrumentation</td>
<td>New DDC controls.</td>
<td>$ 671,669</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>System: Electrical</th>
<th>Total Project Cost</th>
<th>$ 269,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical Distribution</td>
<td>Provide new electrical connections to accommodate mechanical option M1.</td>
<td>$ 234,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>Revise existing electrical connections to accommodate mechanical option M2.</td>
<td>$ 35,100</td>
</tr>
</tbody>
</table>
### Critical Repairs (Continued)

#### Facility: Olympic High School Building

<table>
<thead>
<tr>
<th>System: Site Improvements</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lots curbs</td>
<td>$220,896</td>
</tr>
<tr>
<td>Pedestrian Paving</td>
<td>$18,252</td>
</tr>
<tr>
<td>Pedestrian Paving Northern Walks</td>
<td>$28,080</td>
</tr>
<tr>
<td>Pedestrian Paving roots</td>
<td>$65,520</td>
</tr>
<tr>
<td>Bus Loop</td>
<td>$93,600</td>
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</tbody>
</table>

#### Facility: Klahowya Secondary School Building

<table>
<thead>
<tr>
<th>System: Roofing</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Coverings Main Office</td>
<td>$702,000</td>
</tr>
<tr>
<td>Roof Coverings</td>
<td>$140,400</td>
</tr>
<tr>
<td>Projections</td>
<td>$30,420</td>
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</tbody>
</table>

#### System: Exterior Finishes

<table>
<thead>
<tr>
<th>Foundation Drainage</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$81,900</td>
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</table>

#### System: Site Improvements

<table>
<thead>
<tr>
<th>ADA access to fields</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install ADA pathway</td>
<td>$175,500</td>
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</tbody>
</table>

#### Facility: Jenne-Wright Administration Building

<table>
<thead>
<tr>
<th>System: Exterior Closure</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Walls Masonry waterproof</td>
<td>$171,503</td>
</tr>
<tr>
<td>Exterior Walls Masonry Joints</td>
<td>$35,100</td>
</tr>
</tbody>
</table>

#### System: HVAC

<table>
<thead>
<tr>
<th>Heat Generating Systems</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade to duplex (two pumps)</td>
<td>$11,700</td>
</tr>
</tbody>
</table>

#### Facility: Silverdale Stadium Building

<table>
<thead>
<tr>
<th>System: Site Improvements</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Paving ADA access</td>
<td>$924,300</td>
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#### System: Special Construction

<table>
<thead>
<tr>
<th>No accessible restroom</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$533,520</td>
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</table>

#### Expand Stadium

<table>
<thead>
<tr>
<th>Expand Stadium</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,047,500</td>
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### TOTAL OF ALL RED ITEMS

<table>
<thead>
<tr>
<th>Total Project Cost</th>
</tr>
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<tbody>
<tr>
<td>$11,847,352</td>
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</tbody>
</table>
## Long Range Facilities Plan - Phase Two

### Required Repairs Summary by Building

<table>
<thead>
<tr>
<th>Building</th>
<th>Work Type</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownsville Elementary</td>
<td>Exterior Closure</td>
<td>$98,807</td>
</tr>
<tr>
<td>Clear Creek Elementary</td>
<td>Interior Construction</td>
<td>$159,120</td>
</tr>
<tr>
<td>Cottonwood Elementary</td>
<td>Plumbing</td>
<td>$49,140</td>
</tr>
<tr>
<td>Cougar Valley Elementary</td>
<td>Site Improvements</td>
<td>$702,000</td>
</tr>
<tr>
<td>Emerald Heights Elementary</td>
<td>Exterior Closure</td>
<td>$109,980</td>
</tr>
<tr>
<td>Esquire Hills Elementary</td>
<td>Interior Construction</td>
<td>$172,524</td>
</tr>
<tr>
<td>Green Mountain Elementary</td>
<td>Roofing</td>
<td>$1,067,040</td>
</tr>
<tr>
<td>PineCrest Elementary</td>
<td>Site Improvements</td>
<td>$24,570</td>
</tr>
<tr>
<td></td>
<td>Interior Construction</td>
<td>$266,760</td>
</tr>
<tr>
<td>Silver Ridge Elementary</td>
<td>Roofing</td>
<td>$31,590</td>
</tr>
<tr>
<td></td>
<td>Interior Construction</td>
<td>$318,240</td>
</tr>
<tr>
<td></td>
<td>Interior Finishes</td>
<td>$53,914</td>
</tr>
<tr>
<td>Woodlands Elementary</td>
<td>Site Civil/Mechanical Utilities</td>
<td>$473,850</td>
</tr>
<tr>
<td>Fairview Middle School</td>
<td>Site Improvements</td>
<td>$1,085,643</td>
</tr>
<tr>
<td>Ridgetop Middle School</td>
<td>Interior Finishes</td>
<td>$58,500</td>
</tr>
<tr>
<td></td>
<td>Special Construction</td>
<td>$10,530</td>
</tr>
<tr>
<td></td>
<td>Site Improvements</td>
<td>$72,446</td>
</tr>
<tr>
<td>Olympic High School</td>
<td>Roofing</td>
<td>$294,840</td>
</tr>
<tr>
<td></td>
<td>Site Improvements</td>
<td>$292,500</td>
</tr>
<tr>
<td>Klahowya Secondary School</td>
<td>Plumbing</td>
<td>$8,190</td>
</tr>
<tr>
<td></td>
<td>HVAC</td>
<td>$70,200</td>
</tr>
<tr>
<td></td>
<td>Site Improvements</td>
<td>$488,826</td>
</tr>
<tr>
<td>Jenne-Wright Administration Building</td>
<td>Electrical</td>
<td>$70,200</td>
</tr>
<tr>
<td><strong>TOTAL OF ALL REQUIRED REPAIRS</strong></td>
<td></td>
<td>$5,979,410</td>
</tr>
</tbody>
</table>
# Required Repairs

### Facility: Brownsville Elementary School Building
**System:** Exterior Closure  
**Total Project Cost:** $98,807  
- Exterior Walls: Remove existing wood siding, repair damage, replace with rain screen and metal panel system.  
  - Cost: $37,733  
- Exterior Windows: Remove and replace with dual glazed units  
  - Cost: $61,074

### Facility: Clear Creek Elementary School
**System:** Interior Construction  
**Total Project Cost:** $159,120  
- Interior Doors: Replace gym operable wall  
  - Cost: $159,120

### Facility: Cottonwood Elementary School
**System:** Plumbing  
**Total Project Cost:** $49,140  
- Plumbing Fixtures: Replace waterless urinals with high-efficiency "Water-Sense" pint-per-flush fixtures. May require rough-in to supply flushing water to some or all fixtures.  
  - Cost: $49,140

### Facility: Cougar Valley Elementary School Building
**System:** Site Improvements  
**Total Project Cost:** $702,000  
- Parking Lots: Demo existing paved areas and landscape in construction area, regrade and provide AC paving, concrete curbs and striping for 50 angled parking spaces along southwest side of current bus loading zone. Cost includes relocation of possible utilities, site fencing, concrete walkways and minor reconfiguration of existing parking area.  
  - Cost: $702,000

### Facility: Emerald Heights Elementary School
**System:** Exterior Closure  
**Total Project Cost:** $109,980  
- Exterior Walls: Seal exterior walk and west Gym wall, remove existing concrete in access area, re-grade and repave sloping wall and shotcrete areas to drain, provide area ventilation, replace electrical conduits and light fixtures.  
  - Cost: $46,800  
- Roof Coverings: Remove and replace composition shingles at SE portable. Provide fall protection connection to building structure to prohibit fall from height of over 20 feet  
  - Cost: $42,120  
- Wall Finishes acoustic panels: Replace upper acoustic wall panels, repair and repaint lower wood panels.  
  - Cost: $21,060

### Facility: Esquire Hills Elementary School
**System:** Interior Construction  
**Total Project Cost:** $172,524  
- Partitions: Remove and replace operable partitions in Multipurpose room at all locations including stage  
  - Cost: $172,524

### Facility: Green Mountain Elementary School
**System:** Roofing  
**Total Project Cost:** $1,067,040  
- Roof Coverings: Replace asphalt shingles and flashing. Provide fall protection.  
  - Cost: $14,040  
- Replace Roof: Replace the roof  
  - Cost: $1,053,000
### Required Repairs (Continued)

**Facility: PineCrest Elementary School Building**

**System: Site Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Paving</td>
<td>$24,570</td>
</tr>
<tr>
<td>Continue the rock wall along the western edge of the paving, approx. 60' at 4' high, remove and replace damaged concrete and trench drain. Install new trench drain along the eastern edge of the walk, perpendicular to the walk to the Gym. Provide new</td>
<td>$24,570</td>
</tr>
</tbody>
</table>

**System: Interior Construction**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Doors</td>
<td>$266,760</td>
</tr>
<tr>
<td>Remove existing wood molding, prep wall and install new HM frame and solid wood door and hardware with adjacent 7” relite. Provide lock down device and emergency switch at office.</td>
<td>$266,760</td>
</tr>
</tbody>
</table>

**Facility: Silver Ridge Elementary School Building**

**System: Roofing**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Coverings</td>
<td>$31,590</td>
</tr>
<tr>
<td>Remove and replace composition shingles at SE portable. Provide fall protection connection to building structure to prohibit fall from height of over 20 feet</td>
<td>$31,590</td>
</tr>
</tbody>
</table>

**System: Interior Construction**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Doors Gym Partition</td>
<td>$238,680</td>
</tr>
<tr>
<td>Provide new 60' x 20' operable panel partition in Gymnasium.</td>
<td>$238,680</td>
</tr>
<tr>
<td>Interior Doors</td>
<td>$79,560</td>
</tr>
<tr>
<td>Provide new 25' x 16' operable panel partition in Music Classroom.</td>
<td>$79,560</td>
</tr>
</tbody>
</table>

**System: Interior Finishes**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Finishes VCT</td>
<td>$53,914</td>
</tr>
<tr>
<td>Replace VCT flooring in Gymnasium, approximately 3,840 SF. Repair damaged subflooring as necessary.</td>
<td>$53,914</td>
</tr>
</tbody>
</table>

**Facility: Woodlands Elementary School Building**

**System: Site Civil/Mechanical utilities**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Sewer</td>
<td>$473,850</td>
</tr>
<tr>
<td>Install subsurface drainage system for the playfield.</td>
<td>$473,850</td>
</tr>
</tbody>
</table>

**Facility: Fairview Middle School Building**

**System: Site Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Development Track</td>
<td>$1,085,643</td>
</tr>
<tr>
<td>Site Improvements to include re-surfacing track, repairing walkways and parking lots.</td>
<td>$1,085,643</td>
</tr>
</tbody>
</table>

**Facility: Ridgetop Middle School Building**

**System: Interior Finishes**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Finishes</td>
<td>$58,500</td>
</tr>
<tr>
<td>Remove existing VCT tiles, prep, level and provide polished concrete</td>
<td>$58,500</td>
</tr>
</tbody>
</table>

**System: Special Construction**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integrated Construction</td>
<td>$10,530</td>
</tr>
<tr>
<td>Repair damaged divider curtain at Auxiliary Gym.</td>
<td>$10,530</td>
</tr>
</tbody>
</table>

**System: Site Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Development</td>
<td>$72,446</td>
</tr>
<tr>
<td>Clean, repair and prep surface, apply new, two color coating.</td>
<td>$72,446</td>
</tr>
</tbody>
</table>
### Required Repairs (Continued)

<table>
<thead>
<tr>
<th>Facility: Olympic High School Building</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>System: Roofing</strong></td>
<td></td>
</tr>
<tr>
<td>Roof Coverings</td>
<td>$294,840</td>
</tr>
<tr>
<td>Remove and replace roofing. Provide fall protection connection to building structure to prohibit fall from height of over 20 feet</td>
<td>$294,840</td>
</tr>
<tr>
<td><strong>System: Site Improvements</strong></td>
<td>$292,500</td>
</tr>
<tr>
<td>Practice field</td>
<td></td>
</tr>
<tr>
<td>Install subsurface drainage for practice field.</td>
<td>$292,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility: Klahowya Secondary School Building</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>System: Plumbing</strong></td>
<td></td>
</tr>
<tr>
<td>Rain Water Drainage</td>
<td>$8,190</td>
</tr>
<tr>
<td>Add clean outs to downspouts.</td>
<td></td>
</tr>
<tr>
<td><strong>System: HVAC</strong></td>
<td>$70,200</td>
</tr>
<tr>
<td>Heat Generating Systems</td>
<td></td>
</tr>
<tr>
<td>Investigate short-cycling and modify piping and/or controls to eliminate short cycling.</td>
<td>$70,200</td>
</tr>
<tr>
<td><strong>System: Site Improvements</strong></td>
<td>$488,826</td>
</tr>
<tr>
<td>Pedestrian Paving kitchen doorway</td>
<td></td>
</tr>
<tr>
<td>Remove paving at exterior of door, re-grade and install metal grate covered catch basin, tie drain pipe to nearby storm drain line at trash can cleaning drain, repave walk with concrete, slope towards east.</td>
<td>$11,349</td>
</tr>
<tr>
<td>Pedestrian Paving sidewalk</td>
<td></td>
</tr>
<tr>
<td>Re-grade swale along west side of walkway, install drainage system along entire length from parking to main entrance walkway.</td>
<td>$9,477</td>
</tr>
<tr>
<td>Field Drainage</td>
<td>$468,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility: Jenne-Wright Administration Building</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>System: Electrical</strong></td>
<td></td>
</tr>
<tr>
<td>Electrical Service and Distribution</td>
<td>$70,200</td>
</tr>
<tr>
<td>Revise electrical service panel to comply with code.</td>
<td>$70,200</td>
</tr>
</tbody>
</table>

**TOTAL OF ALL YELLOW ITEMS**

<table>
<thead>
<tr>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,979,409</td>
</tr>
</tbody>
</table>
Link - Secondary School Master Plan