



Long Range Capital Facilities Plan

2017 Update

**South Kitsap School District
Board of Directors**

**Gregory Wall
Rebecca Diehl
Keith Garton
Christopher Lemke
Seward Stevens**

**Mr. Karst Brandsma,
Interim Superintendent**

May, 2017



SOUTH KITSAP
SCHOOL DISTRICT

Welcome to South Kitsap School District

May, 2017

Dear South Kitsap Families,

I am honored to serve as interim superintendent for the 2016 – 2017 and 2017 – 2018 school years. Under the leadership of your School Board, previous Superintendent, Dr. Michelle Reid, and with the support of our dedicated staff, families, and community, South Kitsap School District will continue to follow the vision of nurturing growth, inspiring achievement, and building community.

We have invested in innovation and strategic initiatives that support the success of each and every one of our students, including all-day Kindergarten, Spanish Immersion, International Baccalaureate, and STEM-focused schools.

Our South Kitsap School District is financially healthy and stable, innovation is flourishing and student enrollment is on the rise. Our students are thriving, thanks to the high-quality teaching and learning in our schools. Quality schools attract services, businesses, and families to our area and we are eager to continue to serve our community by educating the next generation of innovative thinkers. As our enrollment continues to grow, with more and more families recognizing everything that South Kitsap has to offer, we are working hard to keep up with those demands.

South Kitsap School District has a proud history! We will honor the past and embrace the future as we continue to meet the needs of our students. There is a lot to be proud of at SKSD and the unique opportunities that are available to our students are a part of what makes South Kitsap such a special place.

Sincerely,

Karst Brandsma,

Interim Superintendent

Table of Contents

Executive Summary.....	3
Facility Planning for the South Kitsap School District Education	5
Student Enrollment Trends and Projections.....	14
School District Facility Review	19
Long Range Capital Facilities Plan – First Steps	23
Long Range Capital Facilities Plan – Future Phases	32
A. District Facilities	
B. Glossary of Terms	

Executive Summary

South Kitsap School District has observed growing enrollment trends and aging facilities for years and recognized the need to grow and update for the next generations of students. In order to meet the vision of the District – Nurture Growth, Inspire Achievement, Build Community – the South Kitsap School District Board of Directors identified the need to prepare for the growth of the District. This preparation started in the late spring of 2014, with the implementation of community involved committees to study the needs of the District, including District Boundaries, Grade Spans, how special needs program space is allocated, Technology Planning, Long Range Facilities Planning and Strategic Planning. These committees reported out in the summer of 2015, and their findings and recommendations were considered by the Board of Directors in the fall of 2015 for incorporation into this plan.

Specifically, the goal of the Long Range Facilities Planning Committee was to address the immediate and future concerns of the South Kitsap School District and community. The Long Range Capital Facilities Planning Committee held its first Strategy Meeting in June of 2014, consisting of District administration and community members. The South Kitsap School District Long Range Capital Facilities Plan is the result of their planning and recommendations to the Board of Directors and the South Kitsap community.

The goals of this plan are to:

- **Identify District Needs:** Inventory the existing facilities and assess the physical capability of South Kitsap School District's facilities to support the delivery of district educational programs now and in the foreseeable future. Special attention is given to improvements needed to support the development of the South Kitsap community and school facilities that require repair, maintenance or replacement that, if not addressed, will result in high costs.
- **Prioritize Capital Facilities Requests:** Generate a list of facilities related measures that address actual or potential shortfalls in permanent educational space (housing), and identify district educational or support buildings that should be considered for modernization or upgrades over the life of the plan, including planned locations and capacities. These measures can take the form of new school construction, building additions, site acquisition, program revisions, or boundary adjustments. The purchase of new, or the relocation of existing, interim housing will also be reviewed on a case by case basis to address immediate or short-term capacity issues where the acquisition of additional permanent classroom space, or other planning measures, are not practical or financially feasible.
- **Determine Costs and Develop Financing Strategies:** A clear estimate of project costs should be determined when developing the capital facilities plan, outlining major project costs including potential land acquisitions, design and construction, and any contingency or post-construction costs. In developing the financing strategy, all sources of funds will be thoroughly reviewed and discussed. The District will maintain a planning dialog with local jurisdictions to ensure that the land use and financial elements are coordinated and consistent. Should probable funding fall short, the District will reassess the land use element of the Capital Facilities Plan.

The planning initiatives that South Kitsap School District engaged in were designed to identify the short, medium and long-term needs of the District, to create a better learning and teaching environment for the students and staff of South Kitsap.

A core component of this plan is to address the growing enrollment trends in South Kitsap County. Enrollment projections used in the creation of this plan were provided in an enrollment study prepared by Greene-Gasaway Architects. These projections incorporate Kitsap County birthrate data, cohort analysis, estimated residential construction and in-migration, and long range community growth information.

The Long Range Capital Facilities Plan creates a solid foundation for the discussion of school district facilities planning issues and the challenges posed by growing or declining enrollments. It is intended to play an important but not pre-eminent role within an overall comprehensive district-wide planning process that also addresses curricular, community and individual student needs as they relate to district facilities and their use. The plan is designed to be revised as necessary to meet changes in the delivery of educational services, emerging issues that revise the timing of capacity projects, concerns over the long-term viability of interim housing in addressing capacity issues, or simply through the identification of better facilities planning solutions. Capital Facilities Plans do not limit the ability of the Board of Directors or Superintendent to make mid-course corrections in the trajectory of the district facilities planning effort. In the final analysis, decisions with regard to where and when new schools are constructed or remodeled will always rest with the Board, district leadership and the community at large.

While every school in South Kitsap School District is in need of either modernization or replacement, the Long Range Capital Facilities Planning Committee had the tough task of prioritizing the needs of the district, based on a comprehensive study of the existing facilities, their condition and capacities, and the enrollment projections of the District. To address the most immediate concerns of the District, the principle recommendations of the committee were to build a Second High School, in conjunction with the shift in grade span configuration. Safety and security are of utmost importance to the South Kitsap School District so recommendations were made to address the security throughout the District, until future modernization or replacement projects could be accomplished.

While the South Kitsap School District has prioritized the need to address the immediate concern of overcrowding, the Long Range Capital Facilities Planning Committee has also recognized the need for future replacement and modernization projects, crucial for the long-term successful delivery of the quality education with which the South Kitsap community has entrusted the District. The committee has also made recommendations to replace Cedar Heights Junior High School and South Colby Elementary School, in the near to mid-term future of the capital facilities plan. Additional modernization needs would be necessary for the long-term projections of the plan, which will be further discussed.

South Kitsap School District is committed to holding high expectations and providing support for the long term success of every child who joins this community. Every teacher, administrator, and supporting staff member is invested in the safety and security of our students. With this plan, we will continue to Nurture Growth, Inspire Achievement and Build Community in South Kitsap.

Facility Planning for the South Kitsap School District Education

The South Kitsap School District Long Range Capital Facilities Plan provides the District, Kitsap County, the City of Port Orchard, the City of Bremerton and all of our community members with a detailed accounting of capital improvements and acquisitions that are projected to be needed in the immediate future. It also provides a less detailed, long range discussion of facilities measures that might additionally be over a twenty-year planning period. This facilities plan was prepared by the South Kitsap School District Long Range Capital Facilities Planning Committee, based upon projected enrollment information, a comprehensive facilities assessment and the development of the South Kitsap School District Strategic Plan.

The primary objectives of the Long Range Capital Facilities Plan include: an inventory of existing capital infrastructure owned by the District; a forecast of the future needs and demands on capital facilities by the District; a discussion of the need for expanded or new capital facilities; a plan for financing the immediate needs; and the sources of public money available for this purpose.

The details that this plan also identifies include: deficiencies in school facilities serving existing development; the means by which existing deficiencies will be eliminated within a reasonable period of time; additional demands placed on existing school facilities by new development; and the additional school facility improvements required to serve new development.

The first step in long-range facilities planning comes with an understanding of the South Kitsap School District, the educational requirements and expectations, and our Strategic Plan. Every facility in the District has a direct influence in the delivery of these goals, with safety and security, health and well-being for every one of our students and staff in mind. To better develop a Long Range Capital Facilities Plan, we must first understand this strategy, then develop guidance in the successful design and construction of our facilities to meet these requirements.

Our Vision

Nurturing Growth, Inspiring Achievement, Building Community

Our Mission

The students, staff, parents, family, and community of South Kitsap all play a vital role in our District's success as a center of learning. In order to nurture growth, inspire achievement and build community, we will:

- Value and develop the gifts, talents, and abilities of all our students through a caring and devoted partnership with our community;
- Foster a dynamic, responsive and nurturing learning environment that empowers our students to achieve their full potential through academic success, productive citizenship, and personal responsibility;
- Focus on student learning by embracing diversity, encouraging creativity and real-world experience, and ensuring mutual respect and equal opportunities;
- Graduate highly skilled, motivated students who will thrive and contribute to the world community; and,
- Hold ourselves accountable to our community to establish and maintain a tradition of excellence that is evident in the success of our students.

Our Values

Education and Community

- The presence of outstanding schools benefits everyone in the community. Efforts to further strengthen schools and their programs and services enhance this benefit.
- Each student is an important member of the community who needs, and deserves, the love, respect and support of the entire community to grow and mature successfully, which in turn benefits the community as a whole.
- Parents, local business people, and other community members, as well as school staff, must collectively embrace the value of education at all levels and work together to instill pride in our schools and in our students' accomplishments.

Parent and Family Involvement

- The active, ongoing involvement of parents and families is critical to student success in school.
- Each school must seek to increase parent and family support for education and expand opportunities for involvement by being a social and cultural center that welcomes families and other community members.

Students

- Students are active community members demonstrating shared responsibility and mutual respect.
- The District believes in the importance of providing opportunities for students to apply their knowledge and skills to real life situations within their schools and in the community.
- The District values and encourages the vitality, talents and unique perspectives youth provide to their community.
- The learning process is a team effort that involves families, teachers, and students as equally invested in the success of all participants.
- The District empowers students to recognize they are responsible and accountable for their education.
- The District recognizes that students need opportunities to develop positive leadership skills.

Teaching and Learning

- The primary objective of our efforts must be to both challenge and enable each student to acquire the skills and understandings needed to become a productive and satisfied adult.
- All children can learn and be successful, but not all children learn in the same way. The nature of both learning and success are unique to each child.
- All children can learn and be successful, whatever preparation they received before entering school and whatever level of support they receive at home.
- The acts of teaching and learning are dynamic and complex human processes. In their highest forms, both require understanding, commitment, and passion to realize full potential.
- A strong core curriculum and a District commitment to continuous improvement in curriculum and instruction are essential to successful teaching and learning.

Expectations and Accountability

- In a community as richly diverse as ours, we have a responsibility to provide a high-quality, well-rounded education for all our students every day.

- We should expect every student to play a role in preserving a school environment that fosters mutual respect and personal accountability and responsibility, and we should support teachers and administrators in their efforts to protect that environment.
- It is important to identify and acknowledge the things we currently do well and to apply these successful practices throughout the District.
- Developing and maintaining outstanding schools and educational programs that enable all of our students to be successful will require effective communication across the District, within each school and between schools and their families and communities.
- We must craft recommendations that are both meaningful and realistic, proposing new initiatives that offer significant value to students within the context of the District's staff and resource capabilities.
- Students and staff perform better in school environments that are safe, secure, healthful, comfortable, and well maintained.

Our Initiatives

International Baccalaureate

South Kitsap High School is the only high school in the West Sound Region authorized with an International Baccalaureate curriculum, giving graduates a diploma that is recognized worldwide. Two of our elementary schools (Orchard Heights and Hidden Creek) are candidates for the primary years program and one of our middle schools (Cedar Heights) is a candidate for the middle years program.

Spanish Immersion

Burley Glenwood Elementary offers a unique learning opportunity to students with Spanish Immersion beginning in grade one. Spanish Immersion is an opportunity for students to learn SKSD curriculum in a nontraditional and exciting way by immersing them in the Spanish language and culture. Students in the program become proficient in both Spanish and English while learning the same curriculum as traditional classrooms.

STEM (Science, Technology, Engineering, and Mathematics)

Our STEM schools emphasize science, technology, engineering, and mathematics to give our students the skills needed to succeed in today's global workplace.

Athletics, Arts, and Activities

Providing an opportunity for every student to get involved and find their passion is the driving force behind our wide variety of sports, clubs, and activities. Last year we had our largest turnout for athletics to date with nearly 1100 students participating in organized sports across the district. We also expanded our band and performing arts opportunities and currently offer vocal and instrumental music at all schools.

All-Day Kindergarten

We are pleased to offer free all-day kindergarten at all elementary schools. Research shows that all day kindergarten contributes to increased school readiness, higher academic achievement, enhanced literacy, language development and provides social and emotional benefits.

Our Programs

Special Education

The District offers special education and related services to students who have a disability that creates an adverse impact on educational performance and requires specially designed instruction. Special services for students who qualify may include support in the area(s) of learning, social, daily living, behavior, motor, and communication skills. Special education services are free and are designed to allow students to actively participate in general education instruction to the maximum extent appropriate. Federal and state laws require school districts to provide free and appropriate public educational programs in the least restrictive environment to eligible students determined to have a disability. Parents are actively involved in the planning of special education services through their participation in an annual meeting to develop an Individual Education Plan (IEP). Parents are encouraged to become involved in their children's programs by participating in our schools, district committees, and organizations.

Alternative Education

Our two alternative education options are both accredited by the Northwest Association of Accredited Schools. The alternative high school program, **Discovery**, is provided on an application basis for students who are not able to continue their education within a traditional setting. The program provides a teen-parent component. **Explorer Academy** was developed to meet the needs of families who seek a very active role in their child's educational experience. Based on state guideline performance requirements, rigorous academic participation is expected from our students. We are working to create a "learning culture" in a community atmosphere where all feel valued and accepted for who they are and what they can achieve. A home and hospital instruction program is also available for students who are recuperating from injury or have a long-term illness.

Gifted Education – Highly Capable Program

Highly capable service options include a variety of options per grade level. All services emphasize higher order thinking skills. A wide range of instructional strategies are utilized to ensure that the diverse learning needs and styles are met for all students.

The highly capable program was developed in order to address the special needs of highly capable students. The program focuses on academic rigor, social and emotional needs, creative and critical thinking. We strive to provide students challenging and stimulating curriculum along with the opportunity to be among their intellectual peers.

Current Offerings:

- K - 2nd grade: Qualified students receive enrichment services at their regular schools. These services may include clustering with other identified students, interest projects, Walk-to opportunities, small groups instruction, etc.
- 3rd - 6th grade: Qualified students are invited to enroll in SOAR (Students of Accelerated Rigor), our District's full-time program for highly capable students housed at Orchard Heights Elementary School. Students are provided an academically rigorous program of study in all content areas. Critical thinking, creativity and logical reasoning are embedded within the curriculum. Students who opt to remain at their neighborhood school will receive enrichment as available. These services may include clustering with other identified students, interest projects, walk-to opportunities, small groups instruction, etc.

- 7th - 8th grade: Qualified students are enrolled in Quest/Honors Language Arts/Social Studies, a combined-grade Honors class offered at each junior high school. Placement in Algebra in the 7th grade is possible with qualifying math scores. This rigorous course will prepare students for Advanced Placement (AP) classes, as well as providing opportunities for academic competitions and special interest projects.
- 9th – 12th: Students identified as highly capable meet with advisers to monitor class schedules as well as academic and other needs. Students are encouraged to enroll in a challenging course of study through class offerings such as Advanced Placement (AP), Honors, College in the High School, Running Start, accelerated math, tech. prep courses, enrichment, academic competitions, on-line options.

Educational Assistance Programs

The federally-funded Title I program meets the needs of students who are below grade level, or who are at the greatest risk of failing to meet academic standards. Supplemental instruction is provided in reading, language arts, and/or mathematics. Six elementary schools and two junior high schools qualify for Title I funding.

Learning Assistance Program (LAP)

The LAP Program is state funded and is available at all ten elementary schools, the alternative high school, and the high school. LAP serves students with academic deficits who are below grade level in basic skills.

Indian Education Program

This federally funded SKSD program serves Native American students. The District provides services in homework assistance and a home-school liaison paraprofessional who assists students and families.

English as a Second Language (ESL) Program

Students for whom English is not their primary language receive assistance through this state-funded program.

K-4 Reading System

This is a federally funded SKSD program serving all K-4 students at all ten elementary schools. This program provides screening assessments and engagement strategies to help students build literacy skills at home.

College Prep / Advance Placement / College in the High School

Students going on to college after high school are encouraged to consider taking College Prep, Advance Placement and/or College in the High School classes. South Kitsap High School offers these types of classes in English, Social Studies, Math, Science, and Foreign Language. Depending on their degree of ambition, ability, and future goals, college-bound students are encouraged to take the most competitive academic programs possible at South Kitsap High School so they are best prepared for the rigorous demands of college.

Running Start

The Running Start program provides an opportunity for qualified high school juniors and seniors to take college-level courses tuition-free at local community colleges. Running Start students earn both high

school and college credits, which may be applied toward high school graduation and a two-year college degree.

Tech Prep

Tech Prep is a program whereby students enrolled in specific Career and Technical Programs are eligible to earn community college credit while attending their high school classes.

Career and Technical Certifications

The South Kitsap High School CTE program provides students the opportunity to learn new skills, take national examinations, and earn industry-recognized certifications. Courses are available in Business Information Technology, Communications Technology, Family and Consumer Science, Agricultural Science, Health and Human Services, Manufacturing Technology, Naval Science and Stagecraft.

West Sound Technical Skills Center

West Sound Tech offers juniors and seniors an opportunity to receive training, education, and hands-on experience in various career technical education programs to prepare them for the workforce, apprenticeship programs, technical schools, or community college. The Skills Center, located in nearby Bremerton, is supported by the local school districts of the West Sound Consortium.

Guiding Principles and Values for School Design

Learning

Our schools are student-centered learning environments where:

- Differentiated instruction meets the individual needs of every student.
- The focus is on critical thinking, inquiry, reflection, collaborative learning, and connections.
- Technology transparently supports student-centered learning and enhances connections.
- All students have equal access to high-quality instructional programs and extra-curricular activities.

Relationships and Connections

Positive relationships are at the core of student, staff, and community success.

- Collaborative connections are valued and encouraged: between students, between students and teachers, between teachers and teachers, and between families and staff.
- Within and beyond the school, connections between our students and real-world experiences are vital to learning, as are connections between new learning and prior learning, connecting ideas.
- Up-to-date technology is integrated to enhance communication and strengthen the connections.

Schools and Community

Our schools serve as community centers where:

- Community members of all ages and backgrounds gather for meetings and activities.
- Partnerships with community agencies and organizations that support and share our vision are developed and enhanced.

Safety and Security

Our schools provide an atmosphere where students, staff, community members, and guests feel welcome and safe. A climate that is structurally and relationally safe and secure promotes quality teaching and enhances learning.

Facilities Support Student Learning

Our school facilities support and therefore encourage teaching and learning.

- Flexibility: Our schools are flexible for curriculum changes and community use, provide for a variety of teaching and learning styles, and can be expandable for growth.
- Environmental: Our schools are environmentally friendly, comfortable, and aesthetically pleasing, using both natural and man-made materials. In addition, our schools reflect a feeling of warmth and provide a nurturing and personalized environment for students, staff and the community.
- Cost Efficiency: Our schools are cost effective to build, maintain, and operate, reflecting the desired educational features while acknowledging the paramount need to use public dollars wisely.

Planning Assumptions

This Capital Facilities Plan will help guide the modernization and maintenance of existing facilities as well as the development of new facilities and the acquisition of new building sites. The following assumptions were used in developing this plan:

1. The District will seek state and federal funding to the maximum extent available to supplement its own financial resources.
2. Until changed by legislative action the State will continue to provide financial assistance for the construction of new facilities using the following space allowances:
 - Grades K-6 90 square feet per pupil
 - Grades 7-8 117 square feet per pupil
 - Grades 9-12 130 square feet per pupil
 - Students with disabilities 144 square feet per pupil

(SEE WAC 392-343-035)
3. New SKSD schools will normally be designed to the following capacity standards:
 - Elementary School 550 students
 - Middle/Junior High School 900 students
 - High School 1800 students
4. The District will continue to provide for the delivery of educational services in modular classrooms as required during the school construction process or when funding for permanent facilities is not available.
5. The District will continue to acquire building sites in advance of construction needs and take advantage of site purchasing opportunities as they arise.
6. The District will continue to maintain its facilities in the best possible condition within applicable funding constraints.

7. Budget recommendations shall be made each year to repair, maintain and recondition facilities as warranted to operate these assets in a safe and healthful condition. Improvements to existing facilities will be based on the assumption that building life is unlimited.
8. In order to receive approval from OSPI for new facilities construction assistance, the District will comply with all applicable statutes and regulations.
9. The minimum acreage per school site will be 5 usable acres and one usable acre for each 100 students, plus an added 5 usable acres if the school includes any grade above grade 6 (See WAC 392-342-020). The District ultimately determines site size based on the educational program it chooses to place at the location. Frequently, educational programming standards and the physical attributes of the site will necessitate the selection of sites in excess of the minimum acreage requirement set by OSPI. Currently, the average SKSD elementary school site is 14 acres. The average junior high school site is 22 acres.
10. New sites will not be accepted if the attendance policies for the new site will create a racial imbalance within the district (See WAC 392-342-025).
11. Future school sites will only be accepted if all local health, zoning, building and other pertinent regulations can be met.
12. The District will determine its Level of Service (LOS) standards in accordance with adopted policies, this CFP, and other relevant factors. It is not constrained by any LOS assumptions that might be inferred by the OSPI square footage per student calculation used for the allocation of state school construction assistance. The primary determinants of building enrollment capacity within SKSD are educational programs, building configuration and class size policy.
13. The District will seek development impact fees or other mitigation from developers when this collection is warranted to mitigate the student generation impact created by new residential development. These fees will be used to fund the purchase of land and capital improvements necessary to provide the school facilities that will serve this new development. Any mitigation collected will offset a portion of the local share of capital project costs.
14. As portions of this plan are implemented and as development proposals are evaluated, the district's policies and procedures may be amended. As a result, changes may be made to this list of assumptions and to this plan.
15. Revisions to this plan will be reviewed by staff and approved by the South Kitsap School District Board of Directors during a public meeting.

Recent Capital Facility Projects

South Kitsap School District has not passed a bond since 1988 and does not currently have any bond debt. While the structure of a building can have a useful life of approximately 50 years, the building systems typically last half of that time frame or less. With the length of time that has passed since the last approved bond, the newest facilities in the District are already in need of modernization, with older facilities well beyond that point.

The District has maintained the facilities and systems with minimal funds, supplemented by Maintenance and Operation Levy money, and various available grants. While no major Capital Facility Projects have occurred for over 25 years, the District has utilized funding to make necessary repairs and equipment replacements.

Recent M&O Levy Supported Projects

After the failure to pass a Levy in the early 2000's the District was forced into an emergency austerity plan with no funding to support facilities. Since the passing of M&O Levies, the District has been able to complete several small Capital Facility Projects. Some of the most recent work accomplished includes:

- Roofing replacements and repairs
- HVAC, Mechanical, Septic and Electrical system repairs
- Portable repairs, and the removal of a condemned portable

Recent Grant-Supported Projects

While the District maximizes value from budgeted M&O Levy money to support capital improvements, this does not meet all the funding needs of the Facilities. Short of voter-approved bond money, the District actively seeks, applies and utilizes grant money to support facility repair projects.

While other grants have been utilized, the District recently partnered with Ameresco to modernize portions of system equipment in an effort to not only replace outdated equipment but to conserve energy and reduce the maintenance and operational costs of the facilities. The projects were completed in three phases and funded primarily by grant money and small loans which have been paid back with operational cost savings. The District has already observed cost savings in excess of the equipment replacement costs. Some of the project highlights include:

- New heat pumps, controls, lighting and water conservation projects in Phase 1
- Upgraded air handlers, replacement gas packs, controls, piping insulation and ice maker upgrades in Phase 2
- Additional lighting, heat pump upgrades, system improvements, fan motor replacements, air handler dampers and kitchen cooler upgrades in Phase 3

Athletic Field Improvements

Recently, the District was fortunate enough to receive a generous loan from Kitsap Bank that in conjunction with budgeted funds and community help, supported the athletic field improvements at South Kitsap High School.

The newly named Kitsap Bank Stadium features a new artificial turf field. Unlike many artificial turf fields that use a crushed rubber infill, this field utilizes a mixture of rice hulls, coconut husk and cork. In addition to the new field, the visitor's bleachers were replaced with a new ADA accessible seating on a concrete foundation. The track around the field was also resurfaced and striped, the scoreboard was refurbished and new LED lighting was installed around the field.

Beyond the stadium, the newly appointed Elton Goodwin Memorial Baseball Field, as well as the softball field, received new scoreboards and drainage upgrades have been completed.

Student Enrollment Trends and Projections

Historic Enrollment Trends

The enrollment of the South Kitsap School District grew by more than 1800 students between 1987 and 1997. This upward trend in enrollment was seen throughout the Puget Sound region and was consistent with large birth cohorts and strong population gains in and around the Seattle area during this period.

Between 1997 and 2013 enrollment in South Kitsap declined by more than 1800 students but there were instances where pockets of growth still required the addition of interim structures to meet housing needs. Over the past twelve months, enrollment at the South Kitsap School District has increased by 38 students. In *Enrollment Projections 2017-2022*, a study commissioned by the District for facility planning purposes, Greene-Gasaway Architects (GGA) predicts that SKSD enrollment will now continue to grow. Projections from the State Demographer (Office of Financial Management) suggest that this growth cycle will continue through at least 2027 and possibly longer. This resurgent growth will begin at the elementary level and based on platting information a large portion of this population growth will take place in the Urban Growth Area west of SR-16.

Projecting Student Enrollment

Projecting enrollment is a complex endeavor subject to considerable uncertainty. Since forecasting is largely based on the assumption that historical data can predict future trends, the shorter the forecast, the more likely it is that its underlying assumptions and predictions will be accurate.

OSPI Student Enrollment Projections

OSPI generates enrollment projections annually for each school district in the State. These projections are for six-year forecasting periods and use a cohort survival methodology to predict student enrollment for grades 1-12. Kindergarten enrollment is predicted using a linear regression analysis of actual kindergarten enrollment over the previous six years. This methodology assumes that the enrollment trends of the previous six years will generally continue through the next six. It is not designed to consider or predict birth data or student population growth generated by new home construction. These OSPI updates play an important role in determining district eligibility for enrollment based school construction assistance.

South Kitsap School District Student Enrollment Projections

The South Kitsap School District (SKSD) annually reviews the ability of its facilities to meet projected enrollment requirements. In preparation for that review, the District hires consultants to provide projected enrollment information. The district's most recent enrollment study *Enrollment Projections 2017-2022* was prepared by Greene-Gasaway Architects. Their analysis included a review of their 2002, 2009- 2016 SKSD enrollment studies in addition to other studies prepared by Kendrick Associates in 2005, 2007, and 2008. This most recent study utilized district enrollment reports from October 2016 as the most current information available.

Since the implementation of the Growth Management Act in the mid-1990's, enrollment planning studies are most commonly prepared with both 6-year and 20-year forecasts. The 2017 GGA study provides both and utilized a variety of analytical tools to prepare these projections.

As a base case six-year projection, GGA has modified a six-year grade-cohort projection with kindergarten adjusted to increase consistent with OFM's projection of increasing numbers of children in the state's demographic. This projection showed enrollment growth in the elementary grades.

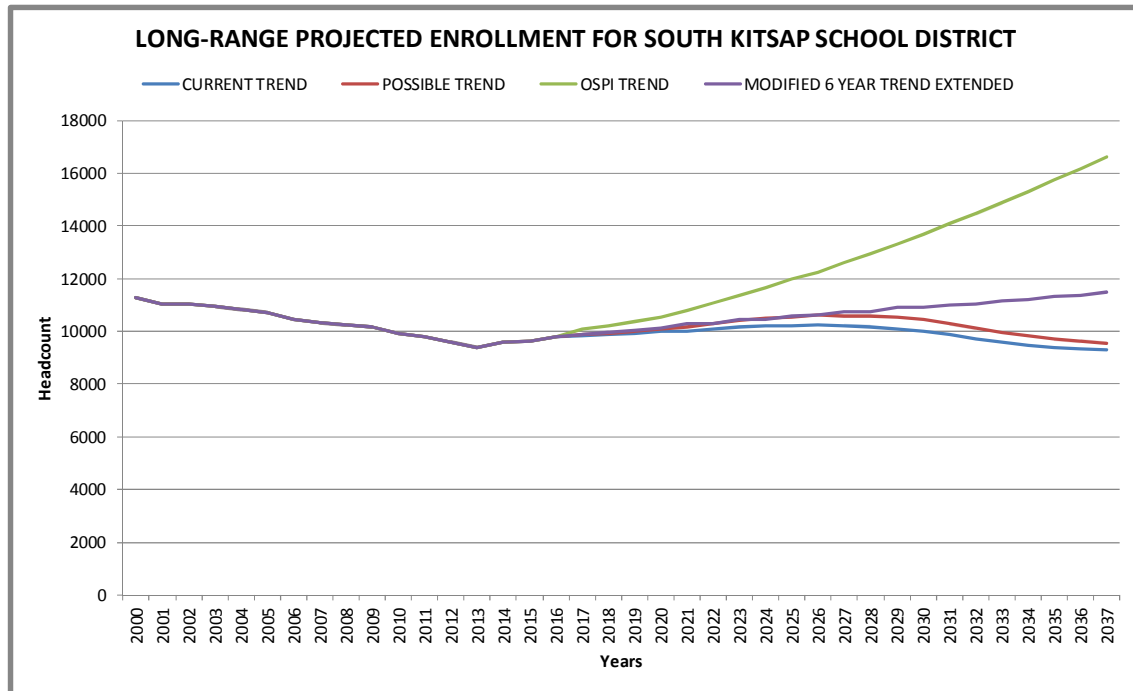
SOUTH KITSAP SCHOOL DISTRICT						
SUM (6 YEAR) ENROLLMENT PROJECTION - RECONFIGURED						
GREENE-GASAWAY PLLC						
GRADE LEVEL	ACTUAL ENROLLMENT					
	2011	2012	2013	2014	2015	2016
KINDERGARTEN	BY GRADE					
	666	648	657	655	730	750
GRADE 1	716	696	684	677	697	752
GRADE 2	753	741	687	676	710	724
GRADE 3	707	732	728	678	702	743
GRADE 4	804	709	726	719	722	717
GRADE 5	733	802	707	740	751	741
GRADE 6	770	730	797	711	731	745
GRADE 7	752	753	707	756	730	735
GRADE 8	752	762	723	714	776	704
GRADE 9	788	753	739	696	721	759
GRADE 10	804	776	748	730	706	711
GRADE 11	775	800	779	735	741	716
GRADE 12	887	904	911	896	880	838
GRADES K-5	SUMMARY					
	4379	4328	4189	4145	4312	4427
GRADES 6-8	SUMMARY					
	2274	2245	2227	2181	2237	2184
GRADES 9-12	SUMMARY					
	3254	3233	3177	3057	3048	3024
TOTAL K-12 HDCT	9907	9806	9593	9383	9597	9635
PROJECTED ENROLLMENT	2017	2018	2019	2020	2021	2022
	BY GRADE					
KINDERGARTEN	754	764	775	786	797	808
GRADE 1	763	777	788	799	810	822
GRADE 2	764	778	791	802	814	825
GRADE 3	802	770	784	796	808	819
GRADE 4	745	806	773	787	799	810
GRADE 5	776	752	814	779	795	806
GRADE 6	739	772	748	808	774	788
GRADE 7	708	715	741	719	783	757
GRADE 8	748	726	733	759	737	801
GRADE 9	751	726	705	711	736	714
GRADE 10	711	721	698	678	684	708
GRADE 11	762	725	735	713	694	699
GRADE 12	819	841	807	816	796	778
SUMMARY	SUMMARY					
	4604	4647	4724	4750	4823	4891
SUMMARY	SUMMARY					
	2195	2213	2222	2286	2294	2346
SUMMARY	SUMMARY					
	3042	3014	2945	2918	2910	2899
TOTAL K-12 HDCT	9842	9874	9891	9954	10027	10136

In the six-year base case projection, the principal advantages of the GGA analysis over the K-linear approach used by Office of the Superintendent of Public Schools (OSPI) are the use of birth data and the consideration of the State Office of Financial Management (OFM) population projections in the prediction of kindergarten enrollments.

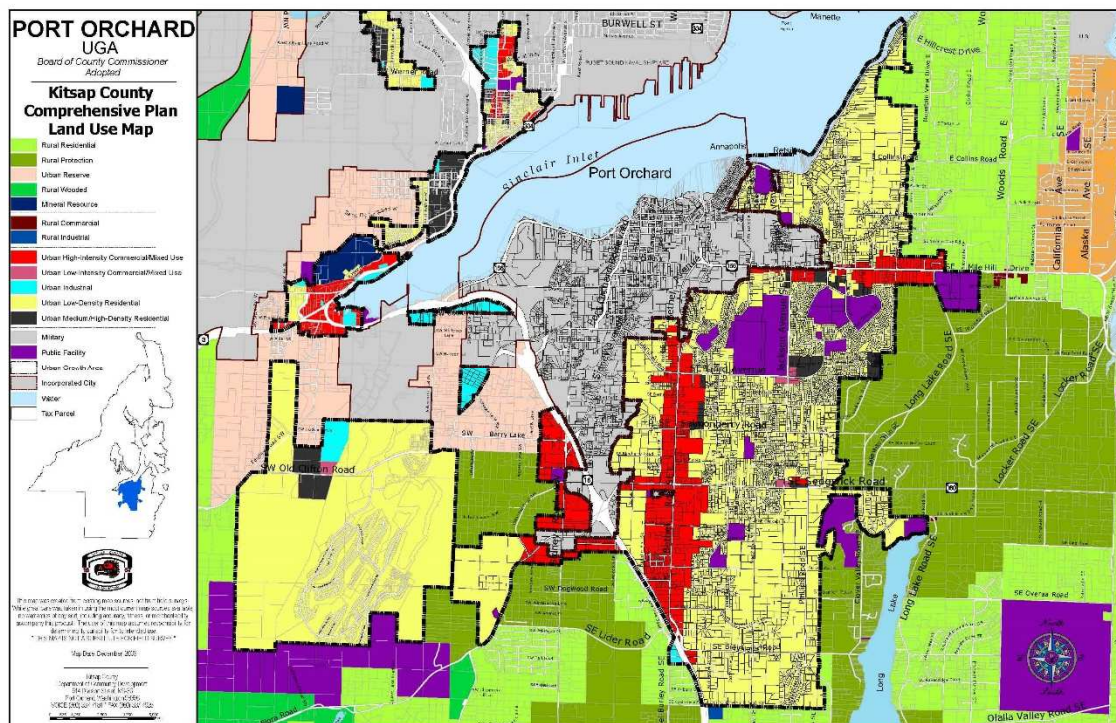
In their long-range enrollment analysis, Greene-Gasaway used cohort analysis and State and Kitsap County projections provided by OFM to generate twenty-year South Kitsap School District enrollment projections. The blue line is the enrollment as projected using population projections provided by OFM. The red line assumes that family sizes in South Kitsap return to historical norms. The green line projects the current 1049 (OSPI) rate of increase in kindergarten enrollments. The purple line represents a steady, but lower, increase in kindergarten enrollment. GGA predicts that enrollment fluctuating between the blue and red lines in the most likely scenario as long as residential construction remains in the range projected by OFM.

Growth is likely to be concentrated within the Urban Growth Areas (UGAs) in and adjacent to the City of Port Orchard, with the most likely increases in the area west of the city that was annexed in 2009.

South Kitsap School District Long Range Capital Facilities Plan | 2017 Update



City of Port Orchard Urban Growth Areas



Analysis

Six-Year Forecasts

Six-year enrollment forecasts are based on variations of grade-cohort analysis. A grade-cohort represents the number of children in one grade level in one year. October headcount information is

most commonly used as the basic enrollment data. The analysis technique simply compares the relationship between the enrollment in one grade level one year with enrollment in the next grade level higher the following year. That relationship is called the “survival” or “formula” and it is usually near 1.00. Traditionally a six-year forecast calculates changes using six years of data. The analysis is completely dependent on known enrollment data except for kindergarten enrollment. OSPI projects kindergarten enrollment by looking at whether kindergarten enrollment has increased or decreased over the previous six years. That process is called a K-linear projection. For the district-wide base case projection used throughout this CFP Greene-Gasaway utilized a birth-analysis/OFM growth trajectory cohort projection for kindergarten. For the individual school projections depicted in Exhibit B, GGA used a different methodology, basically an adjusted K-linear projection.

A depiction of the most recent SKSD (GGA) six-year enrollment growth projection is provided as Table 1. The 2016 column portrays actual Head Count Data collected on October 1, 2016. OSPI enrollment projections used in the allocation of school construction assistance are also provided in Table 1 but for reference only. In the evaluation of enrollment trends and for facility planning purposes the District places more weight on the SKSD enrollment model projections provided by Greene-Gasaway Architects.

Table 1: Comparison of Student Enrollment Projections

Projection	Actual 2016	2017	2018	2019	2020	2021	2022	Projected Change '16-'22	Percent Change '16-'22
OSPI	9791	9942	10086	10227	10438	10617	10867	1076	
SKSD	9635	9842	9874	9891	9954	10027	10136	501	5.2%

Student enrollment projections by grade span based on the South Kitsap School District enrollment model are provided below in Table 2. Based on this model, student enrollment is projected to increase by 506 students at the elementary school level, increase by 74 students at the junior high school level and decrease by 80 students at the high school level between the 2016 and 2022 school-years.

Table 2: Projected Student Enrollment by Grade Span

Grade Span	2016	2017	2018	2019	2020	2021	2022	Actual Change
Elementary (K-6)	5172	5343	5419	5473	5557	5597	5678	506
Junior High (7-9)	2198	2207	2167	2179	2189	2256	2272	74
High School (10-12)	2265	2292	2287	2240	2207	2174	2185	(80)
Total	9635	9842	9874	9891	9954	10027	10136	501

Projected Student Enrollment Through 2036

Twenty-year student enrollment projections are valuable for long-range comprehensive planning purposes. These enrollment projections are used by the District in the creation of the long-range (twenty-year) portion of the facility plan. The long-range plan also operates as a check on the six-year

plan ensuring that the document is internally consistent and that it operates in concert with the comprehensive plans of other local planning jurisdictions. Enrollment is expected to peak at 10,541 students in 2027 and then begin a pattern of decline into 2036.

[School Service Area Projections](#)

School service area projections were helpful as a first step in determining where new schools should be located or where and when boundary adjustments should be considered.

[Growth Management Act RCW 36.70A \(GMA\)](#)

As required under RCW 36.70A.110 (2) this plan is consistent with Kitsap County's allocation of planned urban and rural growth based on the latest OFM 20-year projections. The District will meet the educational space needs of resultant development related enrollment via a combination of existing and new facilities.

[Use of Student Enrollment Projections for Capital Facilities Planning](#)

District enrollment projections are useful in evaluating future school capacity requirements. An analysis of future facility and capacity needs is provided in Sections V and VI of this Capital Facilities Plan.

[Student Generation Factor](#)

Based on a Kendrick analysis comparing the addresses of enrolled students to the addresses of permitted units known to be occupied, this plan projects that each new single family residence will increase the enrollment of the South Kitsap School District by an average of 0.52 students. Each new multi-family residence is estimated to have a student generation factor of 0.36 students.

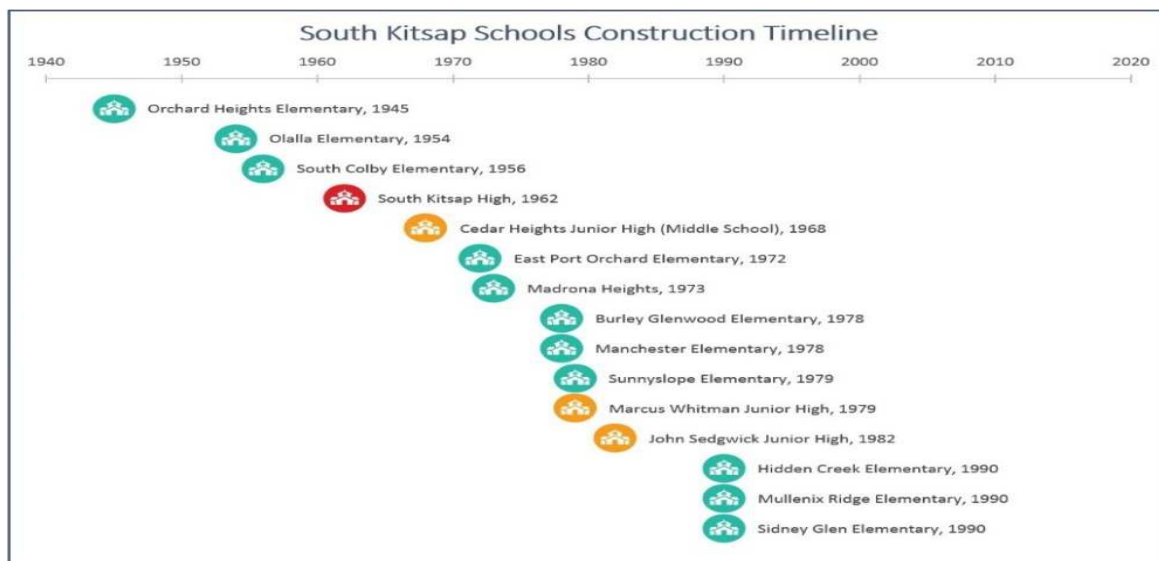
School District Facility Review

The South Kitsap School District, located along the blue waters of the Puget Sound, is the second largest school district on the Kitsap Peninsula and has one of the most populated high schools in Washington State. The District boundaries include 155.4 square miles of South Kitsap County, (85% Land Coverage at 132.2 square miles, and 15% Water Coverage at 23.2 square miles), including the City of Port Orchard and portions of the City of Bremerton. This area is one of the fastest-growing communities in the state positioned directly between the urban areas of Seattle and Tacoma.

South Kitsap School District houses a student population of 9635 students. The District's 16 learning centers include ten elementary schools, two junior high schools, one middle school, one comprehensive high school, one alternative high school program (Discovery) and an academy designed to meet the needs of families who seek to take a very active role in their child's educational experience (Explorer).

Our ten elementary schools offer language arts, reading, mathematics, and other basic programs for students in grades K-5 or K-6. Specialists in music, art, and physical education are provided at each school. Highly capable, gifted, and special education student's benefit from programs designed to accommodate their learning levels. Our one middle school and two junior high schools offer state-required and elective courses for students in grades 6 through 8 or 7 through 9 respectively, as well as a growing advanced-placement program. Our high school programs serve students in grades 9 through 12. An emphasis is placed on fine arts, career exploration and preparation, and physical education. A variety of career technical programs are offered as well as comprehensive special education services, including an educational program for hearing-impaired students. During the 2014-15 school year, we were pleased to add Mandarin and Japanese language studies at the secondary level and a Spanish Immersion language program at Burley Glenwood Elementary.

A key component of the Long Range Facilities Plan is the decision for the District to complete the process of changing grade configuration to K-5, 6-8 and 9-12. The district began the process in the 2016-17 school year, with the full transition being completed in the 2017-18 school year. Beginning with the 2016-2017 school year, Sunnyslope, Sidney Glen, and Burley Glenwood were transitioned to K-5 schools and Cedar Heights to a 6-8 Middle School.



The last schools to be built in the District were in 1990, with the oldest school being Orchard Heights Elementary in 1945. The Administration Center, Transportation Center and Central Kitchen were all built before Orchard Heights. No major additions or remodels have occurred in the past 25 years to any facility. South Kitsap School District is aging, and while our Facilities and Operations Department has done a fantastic job maintaining these buildings and systems beyond their life-cycle, every school in the District is eligible for State Funding Assistance to be replaced and/or modernized. Table 3 summarizes all District building assets, while details of each Facility can be found in Appendix A.

Table 3: Summary of Existing Facilities

School or Building	Grades Housed	Site/ Acres	Year Built	Original Building Area (Square Feet)	Additions/ Remodel	Total Area	Number of Portable Classrooms
Burley/Glenwood Elementary	K-6	13.22	1978	50,177		50,177	4
East Port Orchard Elementary	K-6	15.88	1972	58,437			2
			1990		939	59,376	
Hidden Creek Elementary	K-6	15.24	1990	48,470		48,470	2
Manchester Elementary	K-6	13.32	1978	33,604			5
			1989		16,080	49,684	
Mullenix Ridge Elementary	K-6	13.86	1990	48,470		48,470	2
Olalla Elementary	K-6	12.00	1954	5,921			4
			1966		25,953		
			1973		1,000		
			1978		11,125	43,999	
Orchard Heights Elementary	K-6	11.59	1945	54,183			
			1975		27,219	81,402	
Sidney Glen Elementary	K-6	9.00	1990	48,470		48,470	8
South Colby Elementary	K-6	10.08	1956	6,906			11
			1958		15,199		
			1966		2,219		
			1974		4,433	28,757	
Sunnyslope Elementary	K-6	15.00	1979	26,289			4
			1989		22,800	49,089	
Total Elementary School		129.19		380,927	126,967	507,894	
Cedar Heights Middle School	6-8	29.75	1968	63,438			9
			1973		18,665	82,103	
John Sedgwick Junior High	7-9	22.02	1982	102,045		102,045	4
Marcus Whitman Junior High	7-9	19.58	1979	102,045		102,045	8
Total Junior High School		71.35		267,528	18,665	286,193	
Madrona Heights	Alt High	5.07	1973	24,595		24,595	2
South Kitsap High School	9-12	35.39	1962	66,485			10
			1978		254,394	320,879	
Total High School		40.46		91,080	254,394	345,474	
Administration Center	N/A		1940	16,541		16,541	
Central Kitchen/Warehouse	N/A		1935	25,625		25,625	
Facilities and Operations	N/A			11,500		11,500	
Transportation	N/A		1940	23,720		23,720	

Table 4 provides the South Kitsap School District's assessment of the enrollment capacity of each permanent educational facility. In accordance with accepted facility planning practice, interim housing is not included in this assessment. Table 5 details district support facilities.

Table 4: Permanent Capacity of Educational Facilities

NAME	PERMANENT CAPACITY	LOCATION
<u>Elementary</u>		
Burley-Glenwood	528	100 SW Lakeway Blvd, Port Orchard 98366
East Port Orchard	467	2649 Hoover Ave. SE, Port Orchard 98366
Hidden Creek	526	5455 Converse Rd. SE, Port Orchard 98366
Manchester	441	1901 California Ave. E., Port Orchard 98366
Mullenix Ridge	480	3900 SE Mullenix RD, Port Orchard 98367
Olalla	408	8100 SE Denny Bond Blvd, Olalla 98359
Orchard Heights	729	2288 Fircrest Dr. SE, Port Orchard 98366
Sidney Glen	467	500 SW Birch Rd., Port Orchard 98367
South Colby	216	3281 Banner Rd. SE, Port Orchard 98366
Sunnyslope	417	4183 Sunnyslope RD. SW, Port Orchard 98367
SUBTOTAL	4,679	
<u>Middle/Junior High Schools</u>		
Cedar Heights	605	2220 Pottery Ave., Port Orchard 98366
John Sedgwick	839	8995 SE Sedgwick Rd, Port Orchard 98366
Marcus Whitman	796	1887 Madrona Dr. SE, Port Orchard 98366
SUBTOTAL	2,240	
<u>High School</u>		
South Kitsap	1,972	425 Mitchell Ave., Port Orchard 98366
Alternative High School	174	2150 Fircrest Dr. SE, Port Orchard 98366
SUBTOTAL	2,146	
TOTAL	9,065	

Table 5: 2016 Inventory of Additional Facilities

<u>NAME</u>		<u>LOCATION</u>
<u>Specialized Education Facilities</u>		
Community Transition Program		751 Mitchell Ave, Port Orchard 98366
Explorer Program		425 Mitchell Ave, Port Orchard 98366
<u>Support Facilities</u>		
Administration Center		2689 Hoover Ave SE, Port Orchard 98366
Information Technology Building		2700 Lincoln Ave SE, Port Orchard 98366
Transportation Building		2710 Lincoln Ave SE, Port Orchard 98366
Food and Nutrition Services		1965 Madrona Dr SE, Port Orchard 98366
District Warehouse		1695 Madrona Dr SE, Port Orchard 98366
Facilities & Operations		1650 SE Cedar Rd, Port Orchard 98367
<u>Undeveloped Property</u>		
Old Clifton Road Site	57.29 acres	Old Clifton and Feigley Road
Banner Forest Site	3.69 acres	Banner Road
Hoover Parcel	2.58 acres	Hoover and Lincoln Ave
South Colby	2.25 acres	Banner Road

District Portables

South Kitsap School District currently utilizes portables to house approximately 75 classrooms. The typical life span of a portable, as it is intended to serve as a temporary facility, is approximately 20 years. Most of the District portables inventory are very old, having exceeded that lifespan and in some cases, twice over. A majority of our portables have failing roofs, HVAC and other equipment from manufacturers that no longer support parts and repairs, and virtually all ramps are rotting and need to be replaced. Our portables are also disconnected, not only physically, but with no communications other than a phone system to the permanent facilities.

While State standards require better materials, support systems and indoor air quality and health for permanent structures, these standards are not applied to the construction of portables. Instead, portables use lower grade materials and systems, built to a reduced standard and develop leaks and indoor health issues over time. The operational and maintenance costs of using portables are typically double that of a permanent facility.

It is because of these reasons that the Long Range Capital Facilities Plan includes the reduced use of portables throughout the South Kitsap School District. The 75 portable classrooms in use throughout the District have the capacity to house over 1500 students, roughly the equivalent of a new high school. While portables traditionally serve to provide temporary relief to capacity issues, in the long-term the District should reduce reliance on temporary facilities and provide new capacity in permanent facilities.

Long Range Capital Facilities Plan – First Steps

As is apparent in the condition of the District facilities, the Long Range Facilities Planning Committee has made several recommendations for capital facilities projects in South Kitsap School District. The first steps in the process, however, are to address the immediate and near future housing needs for the students of South Kitsap.

By reviewing the projected housing needs in the District both with the current configuration model, and the new grade configuration of a four-year high school, the Long Range Facilities Planning Committee was able to make the first recommendations of changing the grade-span configuration and building a Second High School to accommodate the growing population in south Kitsap County.

If the District retained the current grade configuration model, by the end of the six-year forecast period in 2022 additional permanent classroom capacity will be required at the elementary school level. By comparing permanent housing capacities by grade span with 2017-2022 enrollment forecasts the District projects that 999 elementary school students, 32 junior high school students, and 39 high school students will be *unhoused* by the year 2022. Unhoused students are defined as students that the District anticipates will be attending classes in interim space or in classrooms where class sizes exceed the district level of service standard. Projected housing needs by grade span for each year of the six-year forecast period are provided in Table 6.

Table 6: Projected Housing Needs (6-3-3 Model)

Grade Span	Capacity Surplus or (Deficiency)					
	2017	2018	2019	2020	2021	2022
Elementary (K-6)	(664)	(740)	(794)	(878)	(918)	(999)
Junior High (7-9)	32	73	61	51	(16)	(32)
High School (10-12)	(146)	(141)	(94)	(61)	(28)	(39)

Table 7 looks at district capacities differently by assuming the more traditional 6-8 middle school model. This approach relieves capacity problems at the elementary level but without the addition of new high school capacity creates a significant unhoused student problem at the high school level.

Table 7: Projected Housing Needs (5-3-4 Model)

Grade Span	Capacity Surplus or (Deficiency)					
	2017	2018	2019	2020	2021	2022
Elementary (K-5)	75	32	(45)	(71)	(144)	(212)
Middle School (6-8)	45	27	18	(46)	(54)	(106)
High School (9-12)	(896)	(868)	(799)	(772)	(764)	(753)

Scope

The following projects are scheduled for completion as the first steps in the Long Range Capital Facilities Plan. This scope addresses the District's most pressing needs as the enrollment has far exceeded the capacity of aging facilities which aren't able to properly handle the student population at their maximum capacity.

A. District-Wide Program Shift and Grade Span Configuration Change

The District will continue to relocate educational programs as necessary to address short to medium term housing shortfalls caused by anomalies in service area growth over the course of the six-year facilities planning window. An example of an action taken in the 2015-16 school year to address this type of issue would include moving the Quest Program from Hidden Creek Elementary School to Orchard Heights Elementary School.

The first junior high school in the United States opened its doors in 1909 in Columbus, Ohio. The concept soon gained national acceptance and K-6, 7-9, 10-12 became the dominant grade-span configuration until it was challenged by the middle school movement that began to take hold in the late 1960's. Today the most common configuration nationally is K-5, 6-8, 9-12.

The District engaged the community in both a Boundary Review Study and a Long Range Facility Planning Study during the 2014-15 school year. There was an overwhelming consensus on both teams that 9th graders were best served in a high school environment. The District then solicited district-wide feedback from teaching staff, support staff, and other administrators. The results of these inquiries also indicated that there was strong support, particularly among teaching staff, for a K-5, 6-8, 9-12 grade-span configuration.

This resulted in a decision to revise the Sunnyslope/Burley Glenwood boundary beginning with the 2015-16 school year to relieve overcrowding at Sunnyslope Elementary. During the 2016-17 school year the elementary schools with the most urgent capacity issues (Sunnyslope, Sidney Glen, and Burley Glenwood) transitioned to K-5 schools. The supporting junior high, Cedar Heights, also transitioned to a 6-8 middle school operation, which, in turn, relocated the Cedar Heights 9th grade program to the South Kitsap High School. Current planning has the remaining schools district wide transitioning at the beginning of the 2017-2018 school year.

B. Build a Second High School

Enrollment growth caused by birthrates, in-migration, and local residential construction will continue to take place in our community. This growth has created a housing shortfall at the elementary level which can be addressed via a grade span change to K-5, 6-8, 9-12. This change will relieve overcrowding at the elementary level and provide the District the opportunity to offer its students a more traditional 9-12 high school experience. The additional secondary capacity that will be required to accomplish this school can be constructed on a district owned 57.29-acre site located at the intersection of Old Clifton and Feigley Roads. The South Kitsap School District ran two bond measures. One in November of 2015 and the other in February of 2016 for the construction of an 1800 student 9-12 high school. As the bond measures were unsuccessful, to address the unhoused students at the high school level, additional portables will be placed at the existing high school site.

C. District-Wide Safety, Security and Health Upgrades

In South Kitsap School District, student and staff safety, security and health are the primary interest. Outdated designs of our sites and facilities, and the aging of the facilities and systems themselves increasingly fall behind today's safety, security and health standards. While the District constantly reviews and updates policies and training to address many of the concerns, it is through facility improvements that the District will be able to meet current standards.

To address any potential concerns, the District is in the process of several initiatives to ensure all of our facilities provide safe and healthy learning environments. These initiatives include a recently completed Safety and Security Assessment, Water Testing for Lead & Copper, Access Controls at all elementary schools, as well as, additional Building and Site Assessments district-wide.

In conjunction with the long-range plan to modernize and replace facilities, the initiatives and planning steps taken are developing a long-range plan to bring district-wide safety, security and health up to current standards. The intent of this plan is to address the short, medium and long-range needs of the District at every facility, and enable the District to determine improvements and address improvements as necessary.

Safety and Security Assessment

South Kitsap School District has partnered with Safe Havens International, having just completed a district-wide assessment of all facilities. Safe Havens, with their non-profit focus on K-12 schools, has assisted with school safety, security, climate, culture and emergency preparedness assessments for school districts as well as six statewide projects. They have conducted safety assessments for more than 6,000 public, private, charter, parochial and independent schools.

After spending three weeks with the district, reviewing each facility, conducting interviews, and reviewing policies and procedures, the results of the District's assessment have been incorporated into a final report containing Safe Havens recommendations. This report will help shape our policies and procedures and will offer guidance as we develop a long range plan for facilities improvements.

Security System Improvements

In an effort to improvements for safety and security, the District collaborated with Ednetics, a company providing technology solutions to the educational and public sector communities, who previously installed security cameras at the high school. Ednetics has completed the installation of access control systems at all of our elementary schools.

The access control system consists of a camera, doorbell and card reader at the main entrance door with card readers only at the remaining two doors. The camera is tied to office desk phones with integral screens from whence a staff person is able to see a visitor on the phone screen once the doorbell is activated and the staff person is able to release the lock from their desk phone.

Future plans include providing access controls at the remaining secondary buildings.

Additional Facility Assessments and Planning

With the above initiatives addressing safety and security district-wide, the District has also begun the process of reviewing each facility for health and additional emergency preparedness improvements. All

will provide the District with the information necessary to develop a plan for making our schools healthier and safer.

The District began voluntarily testing drinking water in 2004 after becoming aware of reports in the media of issues the Seattle School District was experiencing. Retesting in 2005 revealed no issues except for the 400 classroom wing at Burley-Glenwood. Those fixtures were abandoned and bottled water was, and is, provided. Retesting of all elementary schools was performed in 2007 and again in 2008. The District made the decision to move ahead with the testing of all school facilities again this year and is currently in the final phases of completing the process.

In an effort to be better prepared for emergencies, and to serve our community as shelters in an agreement with the Red Cross, the District is reviewing and considering further assessments to include emergency generators and structural reviews. Currently, none of our schools are prepared for power outages, which occur frequently in South Kitsap. This not only is a safety hazard for our students and staff, but makes it nearly impossible to serve the community in an emergency. In addition, structural evaluations are being considered district-wide to perform a condition assessment as well as preliminary structural design review. It is important that our facilities are safe in the event of an earthquake, and the information provided will be utilized in the long-range plan.

Finally, the District is thoroughly reviewing every facility, in an effort to identify any additional concerns. These include system improvements necessary to keep our schools warm and dry, with good indoor air quality; the ability to add necessary technology improvements to support fire, security and communications; ADA accessibility to all educational and play spaces so that no child is limited; and overall playground and traffic and pedestrian safety. The District will continually review and update the short, medium and long-range goals, as the priority will always be to provide safe, secure and healthy learning environments.

[D. Provide Interim Housing during Construction](#)

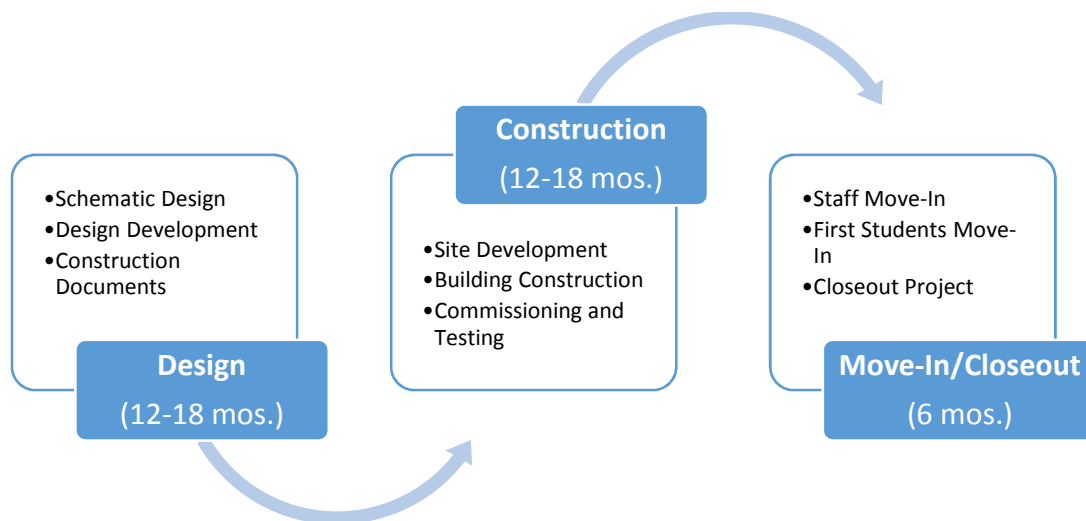
The planning and construction of new instructional facilities is a lengthy process. To meet the immediate enrollment demands of new development, it is often necessary to install portable classrooms on school sites while new construction options, boundary adjustments and other measures are evaluated. The need to place students in interim housing on a given site may also prompt the relocation or renovation of existing portable buildings and the need to place new portables on select sites.

Schedule

The first step in the process of addressing the enrollment excess in the South Kitsap School District is the shift in Grade Span Configuration from the long used K-6, 7-9 and 10-12 model to the more commonly utilized K-5, 6-8 and 9-12 configuration. This process has already begun, as of the 2016-2017 school year. The recommended plan has been to complete the grade-span configuration change in the 2017-2018 school year.

While this first step will alleviate the pressures on the grade schools throughout the District, the problem would not be solved without the construction of a Second High School. Until a bond measure can be passed it will be necessary to place additional portable classrooms at the existing high school site to alleviate the unhoused students. Additional portables at the elementary level may also become necessary during this current six year plan.

The following depiction illustrates the conceptual timeline to design and build a Second High School, the major steps necessary to complete and the expected time required.



Costs

South Kitsap School District consulted with professional estimators to develop an estimate of the planned facilities necessary in the future of the Long Range Facilities Plan. Table 8 summarizes the estimated costs of the proposed projects.

Table 8: Long Range Facilities Plan – First Phase: Estimated Costs

Second High School	
Design, Permitting, and Fees	\$17,400,000
Building Construction	\$112,404,791
Furniture, Fixtures, Equipment and Move-In	\$6,000,000
Security Improvements	\$2,000,000
Interim Housing (Portable Classroom Building)	\$2,000,000
Estimated Costs	\$139,804,791

Funding

The principal funding mechanism for school facility construction and modernization has traditionally been voter approved bonds. More recently, school districts have been turning to capital levies to support modernizations and elementary school new construction projects. Other funding sources can include state funding assistance and development impact (mitigation) fees.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other major capital improvement projects. A 60% voter approval is required for passage. Bonds are then retired over time through the collection of property taxes.

The South Kitsap School District has an assessed valuation of \$6,313,468,593 as of August 31, 2016. The limit for all outstanding bonds for SKSD is 5% of assessed value or \$315,673,430. The District has \$6,290,751 of debt as of August 31, 2016, and therefore has a current bonding capacity of \$309,382,679.

State Funding Assistance

The source of State Funding Assistance, formerly State Match Funds, is the Common School Construction Fund. Bonds are sold on behalf of the fund then retired with revenues accruing predominantly from the sale of renewable resources (i.e., timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet the needs of the program, the Legislature can appropriate additional funding, or the State Board of Education can ration project funding on a priority basis.

School districts may qualify for state funding assistance for specific capital projects based on an eligibility system. Eligible projects are prioritized using seven different criteria. Funds are then disbursed to districts on a percentage basis that is based on a formula that compares each district's assessed valuation per pupil relative to the entire state assessed valuation per pupil. This percentage is known as the Funding Assistance Percentage, formerly State Match Ratio.

The base to which this percentage is applied is the cost of construction as determined by the "Construction Cost Allocation" multiplied by the "Eligible Area". The Construction Cost Allocation (CCA) is used by OSPI to help define or limit its level of financial support for school construction. It is a budget driven value that is not intended to fully reflect the actual cost of school construction in Washington State. The Eligible Area portrays either the square footage of new space required to address unhoused students for an enrollment project or the building square footage approved for upgrade or replacement for a modernization project.

State funding assistance is available to assist districts with construction costs for enrollment and modernization related school construction projects but cannot be used for site acquisition, the purchase of portables or for normal building maintenance. Because the availability of state assistance funds may not always keep pace with the enrollment growth or modernization needs of all of Washington's school districts, assistance funds from the state may not be received by a school district until two or three years after a school project has begun. In such cases, a district may be required to "front fund" meaning it must be prepared to finance the entire project with local funds. The State's share of the project funding is then provided to the district later in the form of a reimbursement. In some cases, projects may not receive any state assistance at all. State funding assistance is not guaranteed.

New Development Mitigation/Impact Fees

The authority for local jurisdictions to condition new development on the mitigation of school impacts is provided for under the State Subdivision Act, Chapter 58.17 RCW, the State Environmental Policy Act, Chapter 43.21C RCW, and the Growth Management Act, Chapter 36.70A RCW. These state statutes seek to ensure that adequate public facilities are available to meet the demands of new growth by authorizing permitting jurisdictions to condition development approval on the implementation of mitigation measures that enable local jurisdictions to meet the infrastructure demands of new development.

- Subdivision Act Mitigation: RCW 58.17.110 requires the permitting jurisdiction to find that proposed plats adequately provide for schools and school grounds. The proposed development must provide land sufficient to ensure that such facilities are provided for potential new students.
- SEPA Mitigation: SEPA provides that local jurisdictions may condition the approval of a new development to the mitigation of specific adverse environmental impacts which are identified in SEPA environmental documents. See RCW 43.21C.060. Under SEPA, the "built environment" includes public schools. See WAC 197-11-444(2) (d) (iii).
- GMA Mitigation: Development impact fees have been adopted by Kitsap County and the City of Port Orchard as a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate new development. The City of Bremerton does not impose an impact fee on new development. The District participates in the permit review processes of jurisdictions within its boundaries to ensure that its interests are considered when new developments are proposed that will generate additional students.

Six-Year Finance Plans

The Six-Year Capital Finance Plan (Table 9) portrays how South Kitsap School District intends to fund improvements to school facilities for the years 2017 through 2022

Table 9: Capital Finance Plan (2017-2022)

Sources:

CFP Balance/Impact Funds (Aug. 31, 2015)	\$ 1,061,091	
Impact Fee Collections 2017-2022 (est.)	\$ 2,700,000	
Transfer from General Funds	\$ 0	
State Matching Funds (est.)	\$ 8,819,720	
Sale of General Obligation Bonds	\$127,285,071	
Improvements to Existing Facilities	<u>\$ 5,200,000</u>	<u>\$145,065,882</u>

Uses:

CFP Balance/Impact Funds (Aug 2020 est.)	\$ 415,332	
Improvements to Existing Facilities	\$ 5,200,000	
Construction for Enrollment Growth	\$136,104,791	
Site Acquisition	\$ 1,345,759	
Construction of Support Facilities	\$ 0	
Interim Classroom Space	\$ 2,000,000	
Program Changes	<u>\$ 0</u>	<u>\$145,065,882</u>

Balance:

\$ 0

Unfunded Need Calculation

The calculation of the South Kitsap School District unfunded need in support of jurisdictional school impact fee collection is provided on the spreadsheet that follows. This calculation recognizes projected costs anticipated over the life of the six-year plan including acquisition costs for interim housing and debt service payments on a 57.29-acre school site that was purchased in 2005. Due to the increased enrollment at the High School, expected to be 207 additional in 2017, temporary facilities will need to be provided immediately upon completion of the grade span configuration change. Temporary facilities will be expected at the Elementary level within the near future due to enrollment projections.

The “Unfunded Need Total” on the last line of the SKSD Impact Fee Calculation document portrays the cost of addressing new home construction related enrollment growth identified within the six-year capital construction plan. This value is greater than the actual school impact fees specified and collected under respective Kitsap County and City of Port Orchard impact fee ordinances.

South Kitsap School District Long Range Capital Facilities Plan | 2017 Update

Table 10: Unfunded Need Calculation

School Site Acquisition Cost:						CALCULATIONS	
<i>((Acres X Cost per Acre)/Facility Capacity) X Student Generation Factor</i>							
	Facility Acreage	Cost per Acre	Facility Capacity	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary	14.00	\$ 115,000	550	0.32	0.18	\$ 936.73	\$ 526.91
Jr. High	0.00	\$ 115,000	750	0.10	0.09	\$ -	\$ -
Sr. High	42.00	\$ 115,000	1800	0.10	0.09	\$ 268.33	\$ 241.50
						\$ 1,205.06	\$ 768.41
School Construction Cost:							
<i>((Facility Cost/Facility Capacity) X Student Generation Factor) X (Permanent/Total Sq. Ft.)</i>							
	% Perm/ Total Sq. Ft.	Facility Cost	Facility Size	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary	90%	\$ -	550	0.32	0.18	\$ -	\$ -
Jr. High	90%	\$ -	750	0.10	0.09		
Sr. High	90%	\$ 135,804,791	1800	0.10	0.09	\$ 6,790.24	\$ 6,111.22
						\$ 6,790.24	\$ 6,111.22
Temporary Facility Cost:							
<i>((Facility Cost/Facility Capacity) X Student Generation Factor) X (Temporary/Sq. Ft.)</i>							
	% Temp/ Total Sq. Ft.	Facility Cost	Facility Size	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary	10%	\$ 300,000	48	0.32	0.18	\$ 200.00	\$ 112.50
Jr. High	10%	\$ -	26	0.10	0.09	\$ -	\$ -
Sr. High	10%	\$ 1,700,000	312	0.10	0.09	\$ 54.49	\$ 49.04
						\$ 254.49	\$ 161.54
State Match Credit							
<i>Boeckh Index X SPI Sq. Ft X State Match X Student Generation Factor</i>							
	Boeckh Index	SPI Footage	State Match %	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary	\$213.23	90.00	61.26%	0.32	0.18		
Jr. High	\$213.23	117.00	61.26%	0.10	0.09		
Sr. High	\$213.23	130.00	61.26%	0.10	0.09	\$ 1,698.12	\$ 1,528.31
						\$ 1,698.12	\$ 1,528.31
Tax Payment Credit							
						SFH	MFH
Average Assessed Value						\$ 267,170.00	\$ 133,585.00
Capital Bond Interest Rate						0.00%	0.00%
Net Present Value of Average Dwelling							
Years Amortized						0	0
Property Tax Levy Rate						\$0.00	\$0.00
						\$ -	\$ -
Present Value of Revenue Stream							
FEE SUMMARY						SINGLE FAMILY	MULTIPLE FAMI
School Site Acquisition Cost						\$ 1,205.06	\$ 768.41
Permanent Facility Cost						\$ 6,790.24	\$ 6,111.22
Temporary Facility Cost						\$ 254.49	\$ 161.54
State Match Credit						\$ (1,698.12)	\$ (1,528.31)
Tax Payment Credit						\$ -	\$ -
UNFUNDED NEED TOTAL						\$ 6,551.67	\$ 5,512.85

Long Range Capital Facilities Plan – Future Phases

While the principle focus of this Plan is 2017 - 2022, it is also important to engage in longer term facilities planning. South Colby Elementary and Cedar Heights Junior High Schools need to be either extensively remodeled and modernized or completely replaced. Most district schools currently need upgrades for their mechanical and electrical systems. Over the next 20 years, several schools will need general building system modernizations. These needs are summarized in Tables 10 and 11.

Table 11: Needs Forecast (2016 – 2036) Projects for Existing Facilities

Existing Facility	Location	Anticipated Source of Funding
<u><i>Modernization, New in Lieu of Replacement Candidates (Schools)</i></u>		
Cedar Heights MS	2220 Pottery Ave	State Assistance/Bond Issue
South Colby Elementary	3281 Banner Rd	State Assistance/Bond/Cap Levy
Olalla Elementary	6100 SE Denny Bond	State Assistance/Bond/Cap Levy
Orchard Heights Elementary	2288 Fircrest Dr	State Assistance/Bond/Cap Levy
<u><i>Modernization Candidates (Schools)</i></u>		
Burley Glenwood Elementary	100 SW Lakeway Blvd	State Assistance/Bond/Cap Levy
East Port Orchard Elementary	2649 Hoover Ave SE	State Assistance/Bond/Cap Levy
Manchester Elementary	1901 California Ave	State Assistance/Bond/Cap Levy
Sunnyslope Elementary	4183 Sunnyslope Rd	State Assistance/Bond/Cap Levy
John Sedgwick JSH	8995 Sedgwick Rd	State Assistance/Bond/Cap Levy
Marcus Whitman JHS	1887 Madrona Drive	State Assistance/Bond/Cap Levy
South Kitsap High School	425 Mitchell Ave	State Assistance/Bond/Cap Levy
<u><i>Modernization/Replacement Candidates(Support Buildings)</i></u>		
Transportation Building	2689 Hoover Ave	Bond Issue/Capital Levy
Central Kitchen/Warehouse	1695 Madrona Dr	Bond Issue/Capital Levy
Administration Building	2689 Hoover Ave	Bond Issue/Capital Levy

Cedar Heights Middle School

The Long Range Capital Facilities Planning Committee has recommended that the District program a new-in-lieu of modernization project to replace Cedar Heights Middle School as a measure for inclusion in a follow-on bond. Based on the design limitations and condition of the current building this modernization effort would be an excellent candidate for State Construction Assistance. The replacement school could be built on the existing Cedar Heights campus while classes were still in session in the current building. The replacement school should have a design capacity of 900 students for a net increase in permanent capacity of 295 students.

South Colby Elementary School

It was also recommended that consideration is given to a new-in-lieu of modernization project to replace South Colby Elementary School. Based on the physical limitations of this school this modernization effort would also be an excellent candidate for State Construction Assistance. The replacement building should be sized for a capacity of 550 students. This will increase the permanent capacity of this school by a total of 334 students. Two and a half acres of vacant land adjacent to this campus were purchased several years ago to improve site utilization, stormwater management and site circulation opportunities in the replacement school design and construction process.

South Kitsap High School

The committee has additionally recommended a modernization project for the South Kitsap High School as a follow-on initiative. This may or may not be concurrent with an anticipated second high school initiative.

Site Acquisitions

In order to accommodate future enrollment growth many school districts acquire building sites suitable for school construction well in advance of projected need. Recent site development efforts point to a continued increase in residential development on the west side of SR-16. To meet the projected enrollment growth this development will create over time, the District purchased a 57.29-acre site in 2005 suitable for the construction of a second 1,200 - 1,800 student (9-12) high school and a 550 student (K-5) elementary school. Due to the uncertainties associated with enrollment growth post-2035, the District may need to consider the acquisition of an additional (fourth) middle school site at some point in the future. The District will seek to negotiate the conveyance of school sites from residential developers or use payments from impact fees or voluntary mitigation agreements to fund future school site purchases.

District discussions with local real estate professionals indicate that a reasonable budget number for the acquisition of potential school sites located within nearby urban growth areas would be \$115,000 per acre. This is based on the assumption that such land would also be suitable for residential development at a rate of five dwelling units per acre. The district average size for an elementary school site is 14 acres. The average size of a middle or junior high school site is 22 acres.

Future Additions

Long range growth projections indicate a possible need for a fourth middle school or an eleventh elementary school to accommodate future student enrollment. Since the projection of enrollments can be impacted greatly by local development patterns, birth rates, and in-migration, there is a great deal of uncertainty that comes into play when making facilities planning decisions beyond the short term, six-year planning window. In view of this, it is possible that a more rapid than anticipated increase in enrollment growth could make the construction of these new schools a priority before 2035. The District has land available for an eleventh elementary school but might need to purchase property for the construction of a fourth middle school at some point in the future. Changes in enrollment trajectory will be reviewed annually and incorporated into future planning efforts.

Table 12: Needs Forecast (2021 – 2036) Projects for New Facilities

New Facility	Location	Anticipated Source of Funding
<u>New Schools (Before 2021)</u>		
Second High School	Old Clifton Road	Impact Fees/State Match/Bond Issue
<u>New Schools (After 2036)</u>		
New Elementary School #11	Old Clifton Road	Impact Fees/State Match/Bond Issue
New Middle School #4	TBD	Impact Fees/State Match/Bond Issue

Appendix

A. District Facilities

Burley Glenwood Elementary



Burley Glenwood Elementary School is located in unincorporated Kitsap County, on a 13.22-acre parcel, bounded by Lakeway Blvd to the North and residential properties on the remaining three sides. The school campus consists of five single story buildings: the main building and four portable classroom buildings. The permanent building area is 50,177 square feet, while the total portable building area is 4,032 square feet.

The main building consists of twenty-six classrooms organized into pods surrounding three activity spaces, a gymnasium, a commons space, a library as well as administration and other support spaces. The portables provide four additional classrooms.

The main building was constructed in 1978, with the immediate placement of the four portable structures, and has not received any additions or remodels since. The basic construction is precast concrete walls with steel roof joists. Overall, the building is in fair condition for its age, however, systems throughout the building have reached the end of their useful life, and are requiring increasingly more attention.

Approximately 50% of the schools' HVAC heat pumps were replaced in 2010, during the District's energy efficiency upgrade project. The remainder of the HVAC system has been in operation since the school was built. The plumbing throughout the structure is all original galvanized piping, which is beginning to experience corrosion, causing the school to supply bottled drinking water for one classroom wing. The electrical system is functional, however limiting the school's ability to upgrade technology due to capacity and number of outlets. The fire system in the structure is well maintained and regularly tested, however, is dated and does not contain a fire alarm system up to the current standards. Security throughout the building does not meet current standards. The portable classrooms have far exceeded their useful life as temporary structures. The interior of the facility is showing the wear and age of the building, and the moveable partition is no longer working properly. Overall, the interior and exterior of the building have been maintained well, but the school is in need of modernization and is currently eligible for State Construction Assistance.

The main building is located in the Southwestern portion of the site, with the four portable structures located behind the main building to the South.

The school is located high above the playfield with a steeply sloped forested area separating the building from the field. ADA accessibility to the field, as well as maintenance access, is extremely limited or not available. The District has looked into a ramp to provide access to the field, but due to the height, has proved to be too expensive to install within the current budget.

Parking on the site is also inadequate, and the teachers park around the school on the grass. The parking becomes more problematic for any special events, requiring parents to park on adjacent streets and throughout the neighborhood. The site contains a single entry access, causing congestion with the bus and student drop-off using the same entrance and exit.

East Port Orchard Elementary



East Port Orchard Elementary School is located in unincorporated Kitsap County, on a 15.88-acre parcel, bounded by residential properties and Harding Avenue to the North, residential properties to the East, Lincoln Avenue and the District Administration, Transportation and Technology buildings to the South and Hoover Avenue to the West. The school campus consists of two single-story building: the main building and a double portable

classroom building. The permanent building area is 59,376 square feet, while the portable building area is 2,048 square feet.

The main building consists of twenty-seven classrooms, a gymnasium, a commons space, a library as well as administration and other support spaces. The portable provides two additional classrooms.

The school campus was constructed in two phases. The school was constructed in 1972 with a 939 square foot addition and modernization completed in 1990. The basic construction is precast concrete walls with steel roof joists. Overall, the building is in fair shape but is also in the best condition when compared to the rest of the schools in the District. The systems in the building, while some of the newest in the District, are still beginning to need upgrading.

The roofing system is in poor condition and is beginning to allow leaks into the facility. The HVAC system consists mainly of heat pumps from the 1990 modernization, with a few newer units, and is well maintained, but still contains some older components. The plumbing fixtures were all replaced and are working in good condition. The electrical system is in fair condition. The alarm system, while adequate is already falling behind current standards. The portable classroom building was added with the modernization and is already 15 years beyond its life cycle as a temporary structure, with the roof already failing. The building inside and out is in fair to good condition, and while most recently modernized back in 1990, is already eligible for State Construction Assistance.

The main building is located north of the District Administration Building on the West half of the site. The portable structure is located to the North of the main building.

ADA accessibility is limited to the playgrounds, requiring some pavement modifications and ramps be installed to provide proper accessibility. While the site is adequate for the elementary school, the school shares the parking with the Administration, Transportation, and Technology, which becomes congested and requires parking across the street on a vacant dirt lot.

Hidden Creek Elementary



Hidden Creek Elementary School is located in unincorporated Kitsap County, on a 15.24-acre parcel, bounded by residential properties to the North and East, Perdemco Avenue to the South and Converse Avenue to the West. The school campus consists of three single story buildings: the main school building and two separate portable classroom buildings. The permanent building area is 48,470 square feet, while the total portable building area is 1,848 square feet.

The main building consists of twenty-five classrooms, a gymnasium and adjoining multi-purpose room, a library as well as administration and other support spaces. The portables provide two additional classrooms.

The main building was constructed in 1990, with the immediate placement of the two portable structures. The building is constructed of reinforced masonry walls with steel joists and metal roof deck. Overall, the building is in fair condition, having had a history of maintenance issues with the original roof, since replaced. As one of the District's newest buildings, the building will soon see the end of its useful life and will be in need of modernization.

The original tile roof created high maintenance issues, with leaks causing additional problems throughout the structure. With the funds available from the last approved levy, the District replaced the failing tile roof with a new composite roof. The HVAC system throughout the building is in fair condition, utilizing electric boilers. The plumbing system being original is in good condition for its age, however, fixtures are nearing the end of their life. The electrical system too is in fair condition, as well as the original fire system, however, both are now outdated. Throughout the building interior and exterior, several maintenance issues have occurred, likely due to the failing original roof. The finishes throughout have been well maintained, though and are in fair shape for the age of the building. Although one of the newest buildings in the District, the building is still eligible for State Construction Assistance.

The main building is located within the Northwestern section of the site, with the two portable buildings located behind the building to the East.

While the site is a more modern design with the bus loop and parent drop-off areas separated, each of the two lots provide only a single shared entry and exit on to the same road. This has caused congestion at the start and end of the day, primarily at the parent drop-off, and presents safety issues during those times.

Manchester Elementary



Manchester Elementary School is located in unincorporated Kitsap County, on a 13.32-acre parcel, bounded by residential properties to the South and East, East Chester Road to the North and California Avenue to the West. The school campus consists of six single-story buildings: the main school building and five separate portable classroom buildings. The permanent building area is 49,684 square feet, while the total portable building area is approximately 4000 square feet.

The main building consists of twenty-two classrooms organized into pods surrounding four multi-use areas, a gymnasium and adjoining multi-purpose room, a library, two courtyards as well as administration and other support spaces. The portables provide five additional classrooms.

The school campus was constructed in two phases. The original building was completed in 1978, with a modernization and addition of 16,080 square feet occurring in 1989. The five portable buildings were placed on the site from original construction into the 1980's. The walls of the building are of reinforced masonry and the roof is of plywood I-Beams and plywood sheathing. Due to being modernized during the District's last approved Bond measure, the building is one of the better schools and is in fair condition.

The roof of the main building has approached the end of its useful life and will need to be monitored. The HVAC system is a mix of mostly upgrades from the last modernization with some recent installments. The system is only partially connected to the District's energy management system and has approached the end of its life. The plumbing systems are in good condition for the age of the building, as water heaters have been replaced over the years. The electrical system is in fair shape but is limiting the school with capacity and the number of outlets. The fire system does not actually contain a sprinkler system, and the alarm system, while adequate, is not up to current standards. The portables, being from the 1970's and 1980's are amongst the oldest in the District and like many of the portables, have far exceeded their use as temporary structures, and are in desperate need of replacement. While amongst the most recently modernized schools, the school is eligible for State Construction Assistance.

The main building is located centrally within the site, with the portable buildings located around the building to the East and West.

With a separate entrance for the bus and parent drop-off, traffic flow is good to the site. Parking is adequate for regular school hours, however, becomes inadequate for special events.

Mullenix Ridge Elementary



Mullenix Ridge Elementary School is located in unincorporated Kitsap County, on a 13.86-acre parcel, bounded mostly by wooded residential properties, with Mullenix Road to the North and Southeast Soholt Lane to the South. The school campus consists of two single-story buildings: the main school building and one separate portable double classroom building. The permanent building area is 48,470 square feet, while the portable building area is approximately 2000 square feet.

The main building consists of twenty-five classrooms, a gymnasium and adjoining multi-purpose room, a library as well as administration and other support spaces. The portable provides two additional classrooms.

The main building was constructed in 1990, with the portable structure being placed at the time of construction. The building is constructed of reinforced masonry walls with steel joist and metal roof deck. Being one of the three schools built in 1990, the school is one of the newest, and aside from roofing issues similar to Hidden Creek Elementary, the building is in fair condition.

The original roof of Mullenix Ridge Elementary experienced similar maintenance and leaking issues as Hidden Creek and was also replaced with a composite roof with funds approved from the last levy. The HVAC system uses electric boilers and is in fair condition. The plumbing and electrical systems are in good condition for the age of the building. The fire protection system is adequate, but not yet up to current standards.

Overall, inside and out, the building has experienced similar maintenance issues from a failing roof, but finishes have been well maintained and are in fair condition for the age of the building. Again, since the last school construction was over twenty-five years ago, this school is also already eligible for State Construction Assistance.

The main building is located somewhat centrally within the site and the portable building is located behind the building to the East.

While access to the site is provided by a separate bus loop and parent drop-off area, access is provided only provided off of Mullenix Road. Congestion occurs from cars blocking the entrance to the bus loop. In addition to the congestion, an additional safety concern is present from Mullenix Road itself, being a main arterial road with a speed limit of 45, and cars sometimes exceeding that. This coupled with the congestion presents multiple safety concerns for children walking and/or crossing the road.

Olalla Elementary



Olalla Elementary School is located in unincorporated Kitsap County, on a 12.00-acre parcel, bounded by wooded residential property to the South and East, Southeast Burley Olalla Road to the North and Wallace Road to the West. The school campus consists of five single story buildings: the main school building and four separate portable classroom buildings. The permanent building area is 43,999 square feet, while the total portable building area is approximately 4000 square feet.

The main building consists of twenty classrooms, a gymnasium/multi-purpose room, a commons space, a library as well as administration and other support spaces. The portables provide four additional classrooms.

The school campus was constructed in multiple phases. The original building of 5,921 square feet and five classrooms was completed in 1954, one of the oldest buildings in the District. The first major addition occurred in 1966 of 25,953 additional square feet. Afterward, in 1973, 1,000 square feet was added to the building. The last addition and modernization was in 1978, adding 11,125 square feet. The portable buildings were located on the site during the last modernization. Due to the age and history of additions throughout its life, the building is a collection of various building types and is one of the worst condition schools in the District. The original building was constructed on masonry walls and steel beams. The first addition also used masonry, but with glue-laminated beams, with further bracing added later on. The last addition was of concrete masonry and a combination of concrete beams and composite trusses.

The HVAC system has been maintained and equipment replaced through the years, resulting in a poor system unable to adequately condition the space with oil fired boilers. The Plumbing system has also exceeded its life, experienced corrosion, and some upgrades through the years. The electrical system is in poor condition and is certainly not capable of allowing the school to advance with technology. The fire protection system does not include fire sprinklers, many of the classrooms are not fire rated, and the whole system is in serious need to bring them up to standards. Overall, the building is in poor shape, as it has far exceeded its life, including the last modernization. Due to the age of the building, the school is eligible to be replaced with State Construction Assistance.

The main building is located on the North half of the site, with the portable classroom buildings located to the South and West of the main building.

ADA Accessibility throughout the site is limited and is in need of upgrades and ramp additions. Access to the site is congested with a single combined student drop-off and bus loop. Parking is provided off the main entrance and additionally off of Wallace Road, however, the space is not adequate for normal school parking, especially for special events.

Orchard Heights Elementary



Orchard Heights Elementary School is located in unincorporated Kitsap County, on an 11.59-acre parcel, bounded by Fircrest Drive and Village Green Golf Course to the East, residential properties to the South, Marcus Whitman Junior High School to the West and Discovery Alternative High School to the North. The school campus consists of a single main school building. The permanent building area is 81,402 square feet, the largest elementary school in South Kitsap School District

The main building consists of thirty-four classrooms organized into four separate wings extended off of the center of the building with a resource space provided in each wing, a gymnasium and adjacent commons space, a library as well as administration and other support spaces.

The school campus was constructed in two phases. The original school was constructed in 1945, the oldest school in South Kitsap School District of 54,183 square feet in three separate buildings. An addition of 27,219 square feet and modernization was completed in 1975, adding a gym, commons, and administrative spaces, and was the last time the building was modernized. No portables are currently placed on the site, making it the only school in the district not using temporary classroom space. The original buildings were all constructed of brick walls with timber beams and wood decking. The 1975 addition had a basic construction of tilt-up concrete walls. Being the oldest school in the District, and having not been modernized since 1975, the building is in fair condition considering the age but has far exceeded its life.

The roofing system has been replaced at various points in the buildings life. The HVAC system is a mix of various equipment, including natural gas-fired boilers that are either in constant need of repairs or have been abandoned in use due to not functioning. Additional components throughout the system are either not functioning, or are well past their life-cycle and require an immediate upgrade. The plumbing system is actually in fair shape, as it was upgraded during the modernization, and the water heaters have been replaced through the years. The electrical system is excessively outdated and is in poor condition, limited in load carrying capacity and unable to support current technology use in the building. The building interior shows its age of not having been updated since the modernization in 1975. The building is well past its life, including the last modernization, and is eligible for State Construction Assistance to be replaced.

The building is located in the Southern Half of the site.

A single loop shared by buses and student drop off makes the site congested and circulation poor. The parking is shared with the Discovery Alternative High School to the North, including an overflow gravel lot, and is inadequate for the required parking capacity, especially due to the size of the school.

Sidney Glen Elementary



Sidney Glen Elementary School is located in the City of Port Orchard, on a 9.00-acre parcel, bounded by Birch Road to the North, Sidney Road to the East, Glenwood Road to the South and residential properties to the West. The school campus consists of five single story buildings: the main school building and four separate portable double classroom buildings. The permanent building area is 48,470 square feet, while the total portable building area is 6,380 square feet.

The main building consists of twenty-four classrooms, a gymnasium and adjacent multi-purpose room, a library as well as administration and other support spaces. The portables provide eight additional classrooms.

The main building was constructed in 1990, with the portable structures being placed on the site following construction. The building is constructed of reinforced masonry walls with steel joist and metal roof deck. Being the third of the schools built in 1990, the school is one of the newest, and while experiencing the same roofing failure and replacement as Hidden Creek and Mullenix Ridge, the building is in fair condition.

The original roof experienced similar issues as the other two elementary schools built in 1990 and was also replaced with funds from the last approved levy. Similarly to the other two schools constructed at the same time, the HVAC, plumbing and electrical systems are all in fair condition. The fire suppression needs updating but is still adequate. Overall, the building has been well maintained and is in fair condition for its age, inside and out. As is the case with the other two school built in 1990, this school is also already eligible for State Construction Assistance.

The main building is located centrally in the Northern half of the site, with the portable classroom buildings located to the West of the main building.

Designed similarly to the other two schools built in 1990, the site has a separate bus loop and parent drop-off loop, although the single entry and exit points pose the same congestion issues. In addition, due to the location in town, the combination of bus and car traffic on the smaller residential roads going to the school quickly becomes congested, creating a traffic issue.

South Colby Elementary



South Colby Elementary School is located in unincorporated Kitsap County, on a 10.08-acre parcel, bounded by residential properties to the North, South, and East, Southeast South Street to the Northeast and Banner Road to the West. The school campus consists of eleven single story buildings: three main school buildings and eight separate portable classroom buildings. The permanent building area is 28,757 square feet, while the total portable building area is approximately 10,000 square feet.

The three main buildings consist of thirteen classrooms, a multi-purpose room, a library and some administration and support spaces. The portables provide eleven additional classrooms.

The school campus was constructed in multiple phases. The original building of 6,906 square feet was completed in 1956, having six classrooms and also one of the oldest buildings in the District. Two years later, in 1958, the main building containing five more classrooms, the gym, and the office was completed, adding 15,199 square feet. The next addition in 1966 added 2,219 additional square feet, consisting of two additional classrooms. The last addition and modernization was in 1974, adding a library and offices in the third building of 4,433 square feet. The existing portable buildings were located on the site during the 1970's and 1980's. Presently, the three main buildings are connected via a covered walkway. The original building was constructed of concrete and block walls with a structural steel frame. The second and main building is made up of brick walls with glue-laminated columns and beams and a tongue and groove roof decking. The third library building is constructed of wood framed walls in combination with glue-laminated columns and beams and timber decking. All three of the main buildings are in fair shape for their age but do not meet current seismic requirements.

The roofing systems differ between EP roofs which are still in good shape considering age, to the roofing on the main building, being in poor condition. The HVAC system is a mix of various types of systems. The ventilation is poor, with the only means of natural ventilation being the windows. Aside from two boilers, all equipment used in each building is beyond its life-cycle. The plumbing system is fair, again made up of components from various ages, including an original water heater from 1957. Because of the age, the electrical system is in poor condition and is incapable of meeting the capacity requirements of the school. The school does not have a fire sprinkler system, and the doors swing out into the corridors, causing congestion in the exit path. Overall, the mix of buildings are all past their useful life, and the separated buildings represent a safety and security risk. The age and condition of the buildings make this school eligible for replacement with State Construction Assistance.

The three buildings are located in the Western half of the site, with the main building in the Southwestern corner of the site, and the library structure and original classroom building connected by the covered walkway to the Northeast of the main building. The portables are located all around the original building, to the North, East, and Southeast.

The playfields are located at a higher grade to the East of the main buildings and are not ADA accessible. The only access to Banner Road is shared by both buses and drop-off, creating a congested site. Parking is inadequate for daily use, and especially for a special event.

Sunnyslope Elementary



Sunnyslope Elementary School is located in unincorporated Kitsap County, on a 15.00-acre parcel, bounded by wooded residential properties to the North, South, East and West, including a green space to the North. Access to the site from Sunnyslope road is provided by a short private lane. The school campus consists of five single story buildings: the main school building and four separate portable classroom buildings. The permanent building area is

49,089 square feet, while the total portable building area is 5,748 square feet.

The main building consists of twenty-three classrooms organized into pods surrounding four multi-use spaces, a gymnasium and adjacent auditorium and multi-purpose room, a library as well as administration and other support spaces. The portables provide five additional classrooms.

The school campus was constructed in two phases. The original building was completed in 1979, and an addition and modernization adding 22,800 square feet was completed in 1989 with the last approved bond. The basic building construction is tilt-up concrete walls with wood truss roof framing. The building is in fair condition but is one of the better schools in the District.

The roofing on the structure is in need of repairs and has approached the end of its life. The HVAC system, while well past its life, has been maintained well. It includes an original air conditioner from the 1980's and some newer supplementary units. The plumbing system is also a mixture of older and newer fixtures but overall is in fair condition, with an updated septic system. The electrical system is in poor condition, as it has exceeded its life and capacity, and can no longer support the technology demands of the school. The sprinkler system is in fair condition. Overall, the building interior and exterior are in fair condition, but showing signs of age, and the need for modernization. The school is eligible for State Construction Assistance.

The main building is located at the Southwest corner, but somewhat centrally of the site. The portable buildings are all located behind the main building to the North.

Since the school is fairly new compared to other schools in the district, the site was designed with fairly good access for buses and parent drop-off, however, all vehicles must share the same access road from Sunnyslope Road, which can cause some congestion. The parking is adequate for daily school use, however, does not meet the needs for after-school events.

Cedar Heights Middle School



Cedar Heights Middle School is located in the City of Port Orchard, on a 29.75-acre parcel, bounded by Lippert Drive to the North, Pottery Avenue to the East, and State Route 16 to the Southwest. The school campus consists of eight buildings: the three level main building and eight separate single level portable classroom buildings. The total permanent building area is 82,103 square feet, while the total portable building area is approximately 10,000 square feet.

The main building consists of twenty-eight classrooms, including specialty CTE classroom spaces, a gymnasium, a commons room, a library, as well as administration and other support spaces. The portables provide nine additional classrooms.

The school campus was constructed in two phases. The original construction completed in 1968, with 63,438 square feet. Later in 1973, an additional 18,665 square feet were added on to the original structure. The core construction is of concrete masonry walls, later reinforced in 1994, with concrete columns and beams supporting the second-floor slab. The upper framing consists of glue-laminated beams with wood decking. Cedar Heights Middle School is in the worst condition school, due to the site conditions. The school was inadvertently built upon unstable soils, containing a peat bog underneath the structure, causing severe settlement and movement of the structure and floor system, as the soils receive rainfall. This has caused major issues and damage throughout the structure internally and externally.

The roofing system has been recently repaired and upgraded. The HVAC system is a mixture of older and newer components. The system has been well maintained but has approached the end of its useful life. The plumbing system too contains a mixture of older and newer fixtures, with well-maintained equipment, is in fair condition. The electrical system is aged beyond current standards and is in poor condition with capacity and the ability to support the school. The communications and clock systems are no longer working. The fire protection system is also in poor condition, with only a small fraction of the building being covered by sprinklers, and the lack of fire rating in the corridors. Two elevators in the building provide access to all three levels, however, are in poor working condition. The building overall is in poor condition due to damage resulting from the site conditions. Cedar Heights Middle School is in serious need of replacement and is eligible for State Construction Assistance.

The main building is located on the Southern half of the site, with the Gymnasium located west. North of the main building is a pond surrounded by a forested area. The Northern half of the site contains the athletic fields. The majority of the portables are located to the South of the main building, with two portables adjacent to the North.

The site has adequate access, with bus and drop-off locations separated. However, parking is barely adequate for daily school use, though and is unable to support special events, forcing parents to park in nearby neighborhoods.

John Sedgwick Junior High



John Sedgwick Junior High School is located in unincorporated Kitsap County, on a 22.02-acre parcel, bounded by the heavily wooded residential property to the North, East and West, and Southeast Sedgwick Road to the South. The school campus consists of four buildings: the main two-level school building and three separate single level portable classroom buildings. The total permanent building area is 102,045 square feet, while the portable building area is approximately 4000 square feet.

The main building consists of twenty-six classrooms, including CTE classroom, a gymnasium and adjacent commons room, a library, as well as administration and other support spaces. The portables provide four additional classrooms.

The school campus was completed in 1982. The portable classroom buildings were placed on the site early but were purchased used, so date from the 1970's and early 1980's. The building construction consists of concrete exterior walls and masonry interior walls, with a steel floor and roof structure. Overall, mainly due to the construction, John Sedgwick Junior High is actually one of the best condition schools in the District.

The HVAC, plumbing, electrical and fire systems are overall in fair condition for the age of the building. The HVAC utilizes electric boilers, with some older failing components, but overall in fair condition. The plumbing uses original hot water heaters but has been well maintained in fair condition. The electrical system, while maintained is inadequately rated and sized for current capacity and technology requirements. While the building construction is solid, and the systems well maintained, the building is still aging and ready for modernization, and is eligible for State Construction Assistance.

The main building is located on the East half of the site, with the gymnasium to the West. The portables are located to the South of the main building. The athletic fields are located in the West half of the site but are in need of upgrades to support school activities.

The bus loop and parent drop-off have separate access points to the school, however, share a common access road, creating congestion and traffic issues. The portables are located opposite of the main building across a parking lot. Parking around the school is inadequate, and cars park in grassy areas around the main building, especially during after-school events.

Marcus Whitman Junior High



Marcus Whitman Junior High School is located in unincorporated Kitsap County, on a 19.58-acre parcel, bounded by residential properties to the South, Madrona Drive to the Northwest and Discovery Alternative High School and Orchard Heights Elementary to the East. The school campus consists of five buildings: the main two-level school building and four separate single story double portable classroom buildings. The total permanent building area is 102,045 square feet, while the total portable building area is approximately 8,000 square feet.

The main building consists of twenty-six classrooms, including CTE classroom, a gymnasium and adjacent commons room, a library, as well as administration and other support spaces. The portables provide eight additional classrooms.

The school campus was completed in 1979. The portable classroom buildings were placed on the site in the 1980's and 1990's. The building construction consists of concrete exterior walls and masonry interior walls, with a steel floor and roof structure. Similar to John Sedgwick Junior High, Marcus Whitman Junior High is also one of the best condition schools in the District.

The roofing system is beginning to fail, with leaks occurring around skylights and other penetrations. The HVAC system is mixed between older and newer components, with some over 30 years old. The system has been maintained, but beyond its life-cycle, and in constant need of repair. The plumbing system is in fair condition, with original water heaters that have been maintained well past their life. The electrical system, because of its age, is in poor condition to serve the school. The fire suppression system is in fair condition. The interior and exterior of the building are in fair condition, having been well maintained, but showing the age of the building and the need for modernization, of which it is eligible for State Construction Assistance.

The main building is located somewhat centrally on the Southern half of the site. The four portable double classrooms are arranged in pairs to the Northwest of the main building. The athletic fields are located to the West of the school but are in need of upgrades to support school activities.

While bus and parent drop-off loops are separated, the traffic shares a common access road becoming congested, and compounded with the proximity to Discovery Alternative High and Orchard Heights Elementary, creates a traffic issue around the site. Parking is also inadequate with cars parked on grass areas around the parking lot during normal school hours.

South Kitsap High



South Kitsap High School is located in the City of Port Orchard, on a 35.39-acre parcel, bounded by residential properties to the East, Dekalb Street to the North, Wolves Road to the South and Mitchell Avenue to the West.

The school campus consists of seven buildings: a three-level main school building, five portable double classrooms, and a pool building. The total permanent building area is 320,879 square feet, with a portable building area of

approx. 10,000 square feet. With the transfer of 9th grade, additional portables will be needed.

The main building consists of over thirty classrooms, CTE, and specialty education classrooms, two gymnasiums, a commons room, a library, as well as administration and other support spaces. The separate pool building contains locker rooms as well. The portables provide ten additional classrooms. The school was constructed in two phases. The original building was completed in 1962, one of the older schools in the District, at only 66,485 square feet. The majority of the school came from a later addition and modernization in 1978 of 254,394 square feet, which included the pool building. The main building has various construction types throughout. The core of the building is masonry walls with steel joists and decking. The shop wing has concrete masonry walls with glue-laminated beams, the two gyms have concrete walls on the first floor and concrete masonry above with glue-laminated beams and the main lobby has a concrete slab roof structure. The pool building is constructed of masonry walls and a wooden roof. The main building is in fair condition for its age, but is in need of modernization, while the pool building is in poor condition due to the environment.

The main building HVAC is a mixture of some recently upgraded equipment and older original equipment, and like the plumbing system has been maintained in a fair condition beyond its life. The electrical system is outdated and in poor condition to serve the capacity and technology requirements of the school. The fire system is in fair condition. The building exterior and interior are showing the age of the structure, requiring repairs to the exterior and roof. The pool building has several issues due to the humid environment inside the building. The interior is degrading due to moisture, and due to the installation of some ventilation to mitigate this problem, the building is not very efficient or well insulated from the outdoor environment. The HVAC system is in fair condition, but inadequate to handle the moisture issues inside. The plumbing and electrical systems are both in poor condition. The fire protection system is in fair condition, however, egress is an issue. Overall the high school is in need of modernization and is eligible for State Construction Assistance.

The main building is located on the Western side of the site. The pool building is located southeast of the main building. Four of the portable buildings are connected in pairs adjacent to the main building on the West side of the main building, north of the main entrance, while one building is located in the Northeast. The athletic fields are all located east of the Main building.

The ADA accessibility is poor at the South Kitsap High School, due to the sloping site. The accessibility to the pool building is also limited, with no ramp from the parking area. The access to the site is divided into different loops and lots, though the parking becomes inadequate. Because the pool building is shared with the community, the parking for the pool building is especially inadequate.

Madrona Heights (Discovery)



Madrona Heights and Discovery Alternative High School are located in unincorporated Kitsap County, on a 5.07-acre parcel, bounded by residential properties to the North, Fircrest Drive to the East, Orchard Heights Elementary School to the South and Marcus Whitman Junior High School to the West. The school campus consists of ten single story buildings: nine main buildings and one portable classroom building. The total permanent building area is 24,595 square feet, while the total portable building area is 1,848 square feet.

The main complex consists of eight small buildings for the Madrona Heights School and another building for the Discovery Alternative High School. Classrooms are in each building as well as administrative and support spaces. The portable provides two additional classrooms.

The complex was built in 1973. The basic construction of the buildings is wood framing, with brick exterior walls, glue-laminated beams and wood deck roofs. The buildings are all in fair condition, though the covered walkways connecting them are in poor condition.

The connecting covered walkways roofing systems are failing. The HVAC system is a collection of smaller systems for each building and has not been connected to the District energy management system. The plumbing system is in fair condition, with signs of exceeding its life cycle noted throughout the buildings. The electrical system, similarly to the other schools this age, is in poor condition, and unable to handle the capacity requirements. The school is not equipped with a fire sprinkler system. Overall, the buildings are in fair shape for their age, but are in need of modernization, and eligible for State Construction Assistance.

Because the facility houses several programs, including Special Education programs, additional issues arise with the site and facility. ADA accessibility is poor, and no accessible playground is provided for the students. Fixtures throughout the buildings that are ADA accessible and age appropriate are not available to students, including ADA accessible restrooms.

The campus is located centrally on the lot, with the buildings arranged around two courtyards. The Discovery Alternative High School building is situated in the Eastern courtyard, and the portable double classroom building is located to the Southwest of the main complex. Access to the site is limited but adequate for its use. Parking is adequate for the school use but becomes congested when combined with overflowing parking with Orchard Heights Elementary School.

Administration Center



The South Kitsap School District Administration Center is located in unincorporated Kitsap County, on a shared 15.88-acre parcel, bounded by East Port Orchard Elementary School to the North, the District Transportation Facility to the South, and Hoover Avenue to the West. The facility consists of one single story building. The total permanent building area is 16,541 square feet.

The facility was built in 1940, along with the District Transportation Facility, making it also one of the oldest buildings in the District today. The basic construction consists of un-reinforced brick walls and wood trusses. Due to the age of the facility, the building is in poor condition and has exceeded its useful life.

While a small portion of the roofing has been replaced, the roofing is in poor condition and is in need of overall replacement, with rotting fascia boards and truss members and wooden gutters. The HVAC system consists of three older gas boilers, offering no controls for the building that in combination with single pane windows, makes the building very inefficient. The plumbing is outdated with fixtures that have exceeded their useful life. The electrical systems, like many of the older schools, has reached its capacity, limiting the use of technology in the building. The building does not contain fire sprinklers, having an older system with a failing Halon system in the vault. The finishes have been updated, though the original asbestos floor tiles remain underneath the carpet throughout the building. Being a support facility, the building is not eligible for State Construction Assistance, however, is in need of replacement or modernization.

The site has many issues of its own, including poor drainage and a high water table. During heavier rains, this results in flooding to the building. Additionally, the soil below the building is contaminated from an old buried oil tank (since removed). In order to contain and clean the contamination, a portion of the structure would have to be removed.

The facility is located centrally within the site, with minimal parking on the South side of the building. Parking is shared with the District Transportation Facility and East Port Orchard Elementary School, so it quickly becomes inadequate for normal operating hours, requiring parking along the fence surrounding the Transportation Facility and across Hoover Avenue in an empty lot.

Central Kitchen/Warehouse



The South Kitsap School District Central Kitchen and Warehouse is located in unincorporated Kitsap County, on a shared 16.32 acre parcel, bounded by residential properties to the East, Madrona Drive to the North and West, and Marcus Whitman Junior High School to the South. The facility consists of one single story building. The total permanent building area is 25,625 square feet.

The facility was built in 1935, the original school building, making it the oldest building in the South Kitsap School District. The basic construction is post and beam with a wooden shiplap façade. The building is in poor condition, having exceeded its life-cycle many times.

The roofing is newer, but only a single ply system. The HVAC system is an older steam hydronic system, where the steam generators also supply steam for the kitchen. Similarly to the other support facilities, the plumbing fixtures are all very old and use excessive amounts of water. The electrical system is in poor condition. It consists of mixed types of components and systems, and predates records. Half of the facility contains fire sprinklers, however, no fire alarm exists. Being the oldest facility, it is in need of replacement or modernization. Likely due to a high water table, the flooring actually moves seasonally and due to rains. Because it is no longer a school, it is not eligible for State Construction Assistance.

Similarly to the Administration Center, the site has poor drainage and the building floods as a result of heavier rains. The adjacent field for Marcus Whitman Junior High School was built over the foundation of portions of the building that have since been removed, and within the foundation is an older steam trap vault.

The facility is located on the North end of the site, east of the northernmost field for Marcus Whitman Junior High. Parking for the facility is adequate, however, the parking lot is uneven. Because deliveries are made through the parking lot, with a very small turnaround, and no loading dock exists, the site quickly becomes congested.

Facilities and Operations



The South Kitsap School District Facilities and Operations Facility is located in unincorporated Kitsap County, on a 1.61 acre parcel, bounded by commercial properties, with Cedar Road to the North, and Bethel Road to the West. The facility consists of one single story building, with an open pole barn structure on the back of the site. The total permanent building area is 11,500 square feet.

The facility was built in 1981. The basic construction consists of tilt-up walls with a combination of glue-laminated beams and wooden trusses. The building is in fair condition considering its age.

The roof is original to the building and is failing. The HVAC for the facility consists only of electric forced air heat, and no air conditioning. In-wall units are used in the office spaces, with suspended units used in the shop spaces. The plumbing system and fixtures have drainage issues, and empty to an on-site septic system. The electrical system is in fair condition, yet does not contain GFCI protection. The building contains a basic fire alarm, inadequate for current standards, and no sprinkler system. The building interior is in need of new finishes, and the exterior requires some work and paint, including new posts for the existing awning and additional awning space to protect equipment.

The site contains an old hand-dug well. While the well house is locked for safety reasons, it needs to be closed off permanently. The pole barn located on the site is used for equipment storage, yet is completely inadequate for this use. It is open to the environment and requires walls and a roll-up door. Additionally, the structure has settling issues that would need to be addressed.

The facility is located centrally within the site, with parking surrounding the building. Parking is inadequate, requiring cars to park on the grassy perimeter.

Transportation Facility



The South Kitsap School District Transportation Facility is located in unincorporated Kitsap County, on a shared 15.88-acre parcel, bounded by East Port Orchard Elementary School to the North, Lincoln Avenue to the East and South, and Hoover Avenue to the West. The facility consists of one single story building. The total permanent building area is 23,720 square feet.

The facility was built in 1940, originally a World War II US Navy facility, and is one of the District's oldest facilities. The basic construction of the buildings is of masonry walls

with a timber framed roof structure. The building is in fair condition, considering its very long history, but has far exceeded its life-cycle.

The roof of the facility is in poor condition, with structural concerns, and is in need of replacement. The HVAC system utilizes an older gas-fired boiler to serve the shop spaces, while the office areas use roof top units. The plumbing system and fire system are in fair condition, while the electrical system is in poor condition to serve the facilities capacity requirements. Overall, the building is in need of modernization or replacement, however being a support facility, is ineligible for State Construction Assistance.

The facility is located on the South end of the site, with bus parking space surrounding the building

B. Glossary of Terms

Throughout this Long Range Capital Facilities Plan, a number of terms are used. They are defined as follows:

CFP

Capital Facilities Plan

Construction Cost Allocation (CCA)

Construction Cost Allocation (formerly Area Cost Allowance) is the dollar amount per square foot that OSPI sets to establish a theoretical cost for the purpose of calculating school construction assistance for new construction or modernization. It is adjusted annually to try to keep pace with increases in school construction costs, however; it is constrained by the budgetary considerations and is not intended to portray a true cost of construction. WAC 392-343-060 establishes guidelines for determining the per square foot construction cost allocation for new school construction. The 2016 State funded Construction Cost Allocation rate is \$213.23 per square foot.

Funding Assistance Percentage (FAP)

Funding Assistance Percentage is a number used in the funding formula for determining state assistance. It is calculated annually based on a district's assessed land value per student as compared to the statewide average assessed land value per student. The FAP accounts for differences in wealth across the state and a district's ability to raise funds. The minimum percentage is 20% of Recognized Project Costs. Not all project costs are recognized for state assistance.

The FAP for South Kitsap School District in 2016 is 59.82%.

FTE (Full-Time Equivalent)

This is a means of measuring student enrollment based on the number of hours per day in attendance at district schools. A student is considered an FTE if he/she is enrolled for the equivalent of a full schedule each school day.

GFA (per student)

Gross Floor Area per student

GMA

Washington State Growth Management Act, Chapter 36.70A RCW

Headcount

Headcount refers to the number of students actually attending school on a designated date. Hours of course work or daily attendance are not considered. Headcount information obtained annually during the first week of October is used for facility planning and capacity analysis.

Interim Educational Space

Temporary, moveable, modularly constructed educational space.

Modernization or New-In-Lieu of Modernization

A Modernization Project is a major improvement to a facility that typically involves structural changes and replacement of fixtures, fittings, furnishings, and service systems in order to bring it up to a contemporary state consistent with the needs of changing educational programs and applicable codes.

A New-In-Lieu Project involves the replacement of an existing school with new construction in lieu of Modernization. New-In-Lieu applies when the cost of modernization approaches the cost of replacement and it makes more economical sense to replace a facility rather than modernize it.

Multi-Family Dwelling Unit

Two or more attached residential dwelling units

OFM

Washington State Office of Financial Management

OSPI

Washington State Office of the Superintendent of Public Instruction

New Construction

New construction is the additions to an existing facility or new construction that adds square footage to the Permanent Inventory.

Permanent Educational Space

Educational space located within a non-moveable structure, set upon a foundation.

Practical Capacity

A measure of a building's student capacity that differs from Theoretical Capacity by taking into account additional factors such as core facility constraints, operating policies, teacher contract limitations, pull out requirements and the need for teacher planning space.

Pull Out Space

Educational space, normally at the elementary level, used to house programs such as band, music, computer labs and reading or math assistance programs. At the elementary level, this constitutes space that does not house a permanently assigned classroom of students. It is therefore not counted as a teaching station in the calculation of a school's practical capacity.

RCW

Revised Code of Washington

SEPA

Washington State Environmental Policy Act, Chapter 43.21C RCW

Single-Family Dwelling Units

Single unit detached residential dwellings including mobile homes.

Theoretical Capacity

A gross measure of building capacity obtained by multiplying the number of teaching stations by the district Level of Service standard.

Unhoused Students

A measure of the number of students enrolled at a permanent facility in excess of that facility's district rated capacity. The unhoused student value can also be computed by grade or grade-span.

WAC

Washington Administrative Code

The South Kitsap School District #402 complies with all state and federal rules and regulations and does not discriminate in any employment, programs, or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, marital status, sexual orientation, gender expression or identity, disability, or the use of trained dog guides or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employees have been designated to handle questions and complaints of alleged discrimination:

<u>Title IX Coordinator</u>	<u>Section 504 Coordinator</u>	<u>Compliance Coordinator/ADA</u>
Shelby MacMeekin 2689 Hoover Ave SE Port Orchard, WA (360) 443-3625 macmeeki@skitsap.wednet.edu	Robin Christman 2689 Hoover Ave SE Port Orchard, WA (360) 443-3633 christmr@skitsap.wednet.edu	Misty Dieffenbach 2689 Hoover Ave SE Port Orchard, WA (360)874-7080 dieffenb@skitsap.wednet.edu

South Kitsap School District will also take steps to assure that national origin persons who lack English language skills can participate in all education programs, services and activities. For information regarding translation services or transitional bilingual education programs, contact the **Executive Director of Categorical Programs, Assessments & Innovation at (360) 874-7060**.