



CKSD Long Range Facility Plan 2021 Update

Central Kitsap School District

7/12/2021

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1 EXECUTIVE SUMMARY

“.....First we shape our buildings; thereafter they shape us.....” – Winston Churchill

Central Kitsap School District (CKSD) recognizes the need to provide safe, secure schools for educating our children. Local citizens, in partnership with the State of Washington, have a significant investment in our school and support facilities. In 2010 we developed a Long-Range Facilities Plan to maintain our investments and modernize our schools to support educating our children. We are now nearing completion of Phase 2 which accomplished the following:

- District Wide – conduct critical and required repairs for all schools.
- District Wide – upgraded security for all schools.
- Central Kitsap High School - replaced with a new facility.
- Central Kitsap Middle School - replaced with a new facility.
- Olympic High School - built new auditorium, commons, and permanent classrooms.
- Klahowya Secondary School - built permanent classrooms and an auxiliary gymnasium.

In 2020 we started planning for Phase 3 of our Long-Range Facilities Plan. The process started with a review of current student population and enrollment trends. We also reviewed the 2015 update of the Long-Range Facilities Plan.

For Phase 3, we started by focusing on elementary school enrollment. With the 2019/2020 school year our elementary schools reached capacity. The review identified that the numbers of elementary school students living in the District nearly equaled the capacity of the permanent classrooms.

After the investments made in Phase 2, Fairview Middle School is the remaining secondary school with sub-standard learning environments. The building opened in 1971 and the rooms no longer meet expectations with regards to size, natural light, or sound.

Recommended Major Projects – CKSD Long Range Facilities Plan – Phase 3:

- Fairview Middle School - Replace with a new facility on the Olympic Campus
- Early Childhood Learning Center – Explore converting existing Fairview Middle School building into an Early Childhood Learning Center
- Critical Repairs

In March 2021, the CKSD Board approved this update to the LRFP. The projects in Phase 3 will be funded from Federal Impact Aid along with leveraging funding from the State of Washington’s School Construction Assistance Program.

2 INTRODUCTION

In 2010, the CKSD Board of Directors directed the District to develop and maintain a Long-Range Facilities Plan for managing our aging buildings. The CKSD Long Range Facilities Plan (LRFP) provides a phased plan for modernizing and rebuilding existing schools and support facilities within the District. The plan was developed by evaluating the existing condition of our facilities, reviewing current educational needs, and considering the demographic trends within our district.

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

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

Phase 1 accomplished the following projects:

- District Wide - Critical repairs and safety upgrades at all schools.
- District Wide - Technology upgrades (Networks and Student Computers).
- Construction of the new Bud Hawk Elementary School at Jackson Park.
- Modernization of Silverdale Elementary School.
- Construction of the Operations Service Center (Transportation, Food Services and Warehouse).

Phase 2 of the LRFP was funded by the 2016 Capital Projects Bond, state school construction assistance, and federal impact aid. Phase 2 accomplished the following:

- District Wide – Critical and required repairs for all schools.
- District Wide – Upgraded security for all schools.
- Central Kitsap High School - replaced with a new facility.
- Central Kitsap Middle School - replaced with a new facility.
- Olympic High School - built new auditorium, commons, and permanent classrooms.
- Klahowya Secondary School - built permanent classrooms and an auxiliary gymnasium.

In the Spring of 2020, we started planning for Phase 3 of the LRFP. The CKSD LRFP Committee supported by CKSD Staff began by analyzing our current facilities. Their efforts included studying and surveying the District's facilities, analyzing enrollment trends, reviewing state funding opportunities, and reviewing the current status of Heavy Impact Aid federal funds. CKSD has also engaged our community and worked with a group of architects and engineers to develop an approach and recommendation for Phase 3. This updated LRFP is the result of this coordinated effort to improve our schools.

3 FACILITIES GUIDANCE AND EDUCATIONAL PLAN

Long range facilities planning starts first with understanding the functional requirements for our buildings and facilities. The CKSD Strategic Plan (Section 3.1) identifies goals and objectives for our school district. Our facilities have a direct impact in achieving these goals. Most important is ensuring the safety and security of our students and staff. The CKSD Board developed additional specific guidance for use in long range facility planning (Section 3.2). These facility planning goals were updated for Phase 3. We must also ensure that our long-range facilities planning supports our educational goals as defined in our educational plan (Section 3.3).

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

3.1 CENTRAL KITSAP SCHOOL DISTRICT STRATEGIC PLAN

3.1.1 Mission

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

3.1.2 Vision

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

3.1.3 Goals

- I. *All Students Engaged and Learning.* Ensure that all students have the knowledge and skills to prepare for new challenges, both in school and beyond graduation. Objectives:
 - i) Promote academic success for all students by increasing learning options that develop their unique talents, interests, and abilities.
 - ii) Integrate technology to enhance curriculum, encourage collaboration, and promote critical thinking so that all students are prepared to thrive in a global community.
 - iii) Assist students in creating achievable academic goals and in monitoring their own progress toward these goals.
 - iv) Challenge all students to learn and grow by providing relevant curriculum and assessments.

- v) Provide college and career opportunities to help students and their families make appropriate educational choices.
- II. Safe and Supportive Schools. Promote positive learning environments that are secure, welcoming, and culturally respectful. Objectives:
- i) Design and maintain educational facilities that are safe for students, staff, and the community.
 - ii) Promote a culture of respect that is free from harassment, bullying, and aggression.
 - iii) Foster a supportive school environment that values the well-being, integrity, and character development of each student.
 - iv) Ensure that front office staff welcomes visitors, supports volunteers, and monitors building access.
- III. A Well - Developed, Highly Skilled and Effective Staff. Build a foundation for quality instruction and personalized learning. Objectives:
- i) Successfully recruit, support, and retain an exceptional staff that is passionate about learning.
 - ii) Provide relevant, timely, and effective professional development opportunities for all staff.
 - iii) Encourage staff leadership, professional collaboration, and skill development throughout our District.
 - iv) Empower staff to adjust instructional strategies so that students experience multiple opportunities to learn fundamental concepts.
- IV. Family and Community Engagement. Cultivate community support for our schools, and school support for our community. Objectives:
- i) Build collaborative community partnerships to offer real-world learning opportunities, mobilize resources, and encourage students to give back to our community.
 - ii) Promote effective communication between home and school to strengthen family support for student learning.
 - iii) Develop communication tools to present data, provide transparency, share stories, and encourage community involvement in our schools.
 - iv) Provide ongoing opportunities for community input and feedback to help inform major decisions.
- V. Fiscal Responsibility. Align resources with strategic goals to realize our mission and vision. Objectives:
- i) Provide the resources, equipment, and technology infrastructure to support innovative teaching and personalized learning.
 - ii) Ensure that long-range facilities planning supports educational goals and safe learning environments.
 - iii) Identify and implement efficiencies to maximize resources for students.

3.2 BOARD GUIDANCE – LONG RANGE FACILITY PLANNING – UPDATED FOR PHASE 3

3.2.1 Evaluate trends and plan for growth in student populations

After years of declining enrollment, CKSD is seeing a gradual increase in student enrollment. Our long-range facility plan should identify locations for additional classrooms and facilities to support this growth.

3.2.2 Continue the move to the co-location of schools

We should plan to co-locate secondary buildings to minimize transitions, expand learning options, and enable more flexibility. Co-location will enable reducing costs by sharing of core facilities (lunchrooms, music, physical education, and performing and library spaces) and reduction in transportation costs. Our long-range facility plan should support locating secondary schools with either high schools or elementary schools.

3.2.3 Continue to improve the quality of learning environments across the district

We've made significant progress in updating the classroom learning environment across our school district. These improvements include better climate control, reduced noise, natural lighting, and upgraded technology. Unfortunately, we still have many classrooms that do not meet current expectations for quality learning environments. Our long-range facility plan should continue this focus on the improvement of learning environments across the district.

3.2.4 Reduce reliance on portable buildings for classrooms at our elementary schools

We've made significant progress at reducing the use of portable buildings across our district. However, we still have more than 20 classrooms in portable buildings at our elementary schools. All but a handful of these classrooms are beyond the normal life cycle of 20 years, some of them significantly older. Our long-range facilities plan needs to continue the reduction on the reliance of portable classrooms and eliminate them for long term use.

3.2.5 Maintain focus on the safety and security of our facilities

We are committed to promoting positive learning environments that are secure, welcoming, and culturally respectful. All our schools now have single, focused, secure entrances, improved sight lines, new video surveillance systems, and modern access control systems. We need to maintain our focus on safety at all of our facilities.

3.2.6 Provide for future flexibility

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

3.2.7 Renovate/replace schools using State Assistance

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

3.3 CKSD EDUCATIONAL PLAN

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

3.3.1 Teaching and Learning

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

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

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

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

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

- Teach – and model – the values of diversity, sensitivity and cross-cultural communication.
- Respond intentionally to the dramatic differences between underserved and well-served populations.

- Give students opportunities to form relationships. This includes peers and adults in their own neighborhoods and beyond.
- Design schools to engage all students in learning and make them feel part of the school community.

3.3.2 Learning Environments

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

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

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

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

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

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

3.3.3 School and Community

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

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

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

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

3.3.4 Facilities Support

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

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

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

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

4 DEMOGRAPHIC TRENDS

Central Kitsap School District (CKSD) hired Educational Data Solutions, LLC in 2019 to conduct a demographic analysis to identify existing and future enrollment trends. The purpose of the study was to provide an update of the long-range enrollment projections for the School District and identify low and high range forecasts for the District through 2026. This information is an input into our long-range planning efforts.

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

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

Low and high estimates of future births and future population changes suggest the number of K-12 students would increase slightly over the next study period. The tables in appendix B show the low and high forecast that were used, and the population adjustment factors (Note that forecasts of enrollment by school are less reliable than district level forecasts because they are based on smaller numbers).

We expect that our total student population will remain increase slowly for the next 5 years. For planning our elementary schools need to support educating 5500 students in traditional settings. For planning our secondary schools also need to support educating 5500 students in traditional settings. We are also supporting several hundred students in non-traditional settings.

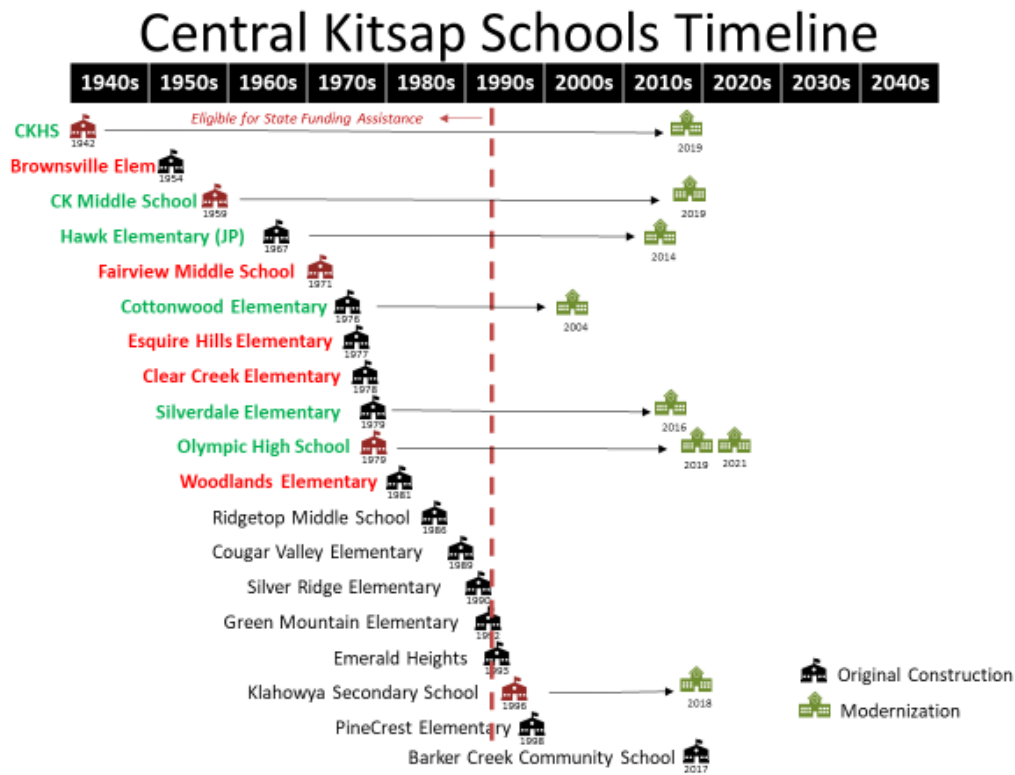
5 SCHOOL DISTRICT FACILITY REVIEW

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

The District serves approximately 11,500 K-12 grade students and employs approximately 1,500 staff (based on the 2019/2020 school year). We have twelve elementary schools (K-5), three middle schools (6-8), two high schools (9-12), one secondary school (7-12), and one community (alternative) school. Slightly more than 50% of District students are federally connected, with some schools having in excess of 75% of their student population federally connected. Minority and multi-racial students comprise

40% and special needs students make up 14.4% of our student enrollment. CKSD currently has 19 school facilities and several support sites.

The oldest facility is Brownsville Elementary School with portions originally built in 1954. Most of the the district’s schools were built in the 1970’s and 1980’s. Our newest schools Central Kitsap High School (CKHS) and Central Kitsap Middle School (CKMS) both opened in 2019. Details of each facility are contained in Appendix A.



Barker Creek Community School is housed in a former commercial building that was constructed in 2001.

CKSD also has six (6) additional sites with support facilities. These include the Jenne-Wright Administrative Center, Teaching and Learning Center (Co-Located with Barker Creek Community School), Operations Service Center, Maintenance Building, a storage facility in Tracyton, and a community center building in Seabeck.

5.1 OSPI STUDY AND SURVEY PROGRAM

OSPI's Study and Survey process is comprehensive in nature, dealing with all factors related to school facilities within the District. In 2021, CKSD engaged McGranahan Architects to conduct a Study and Survey of the District's facilities. The OSPI's Study and Survey process requires that the District:

- Document the current educational program;
- Analyze future educational needs and the community characteristics affecting the use of facilities;
- Determine future student populations and characteristics;
- Assess the educational adequacy of the existing facilities; and
- Provide a description of the types and kinds of systems and subsystems used in the facilities and an assessment of their physical condition.

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

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

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

5.2 FACILITY CONDITION ASSESSMENT – DEFICIENCIES

During LRFP Phase 1 and Phase 2 we addressed our most critical buildings through replacement (Hawk Elementary at Jackson Park, Operations Service Center, CKHS, CKMS) and modernization (Silverdale Elementary School and Olympic High School (OHS)). In both Phase 1 and Phase 2, CKSD also addressed numerous critical and required repairs at our remaining sites.

The LRFP Phase 3 will only address the most critical current repairs. We anticipate during Phase 4, that we will need to once again conduct repairs across the District. The current assessment identified facilities deficiencies as documented in the Study and Survey. Appendix C contains the detailed report.

The District does not have the financial wherewithal to immediately implement all outstanding repairs to its existing schools and support facilities. Consequently, the District developed criteria to identify critical and required repairs to assist in establishing repair priorities.

Criteria for critical repairs and corrections include:

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

Criteria for required repairs and corrections include:

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

A significant amount of the current deficiencies are at Fairview Middle School (FMS) and Brownsville Elementary School. Correcting the deficiencies at these schools only stabilizes these buildings and does not bring them up to current building codes or educational standards. The District determined during their review that the most cost-effective way to address the problems at FMS and Brownsville is by replacement of the buildings. The replacement building for FMS is currently in design. A design for the replacement of Brownsville Elementary School is expected to start in 2024 or 2025.

The remaining list of deficiencies was reviewed and prioritized by the District. The District reviewed the problems, the proposed solutions and the probable costs. The estimate is \$3M to correct these deficiencies. Appendix E lists the critical repairs that will be addressed in Phase 3.

5.3 SECURITY AT OUR SCHOOLS

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

In Phase 2 we completed a comprehensive, district wide improvement in our security systems. The improvements to our schools included electronic access control to improve accountability and security, video monitoring in high-traffic areas and near entrances and exits; and improved alarm notification systems for staff. We also redesigned school entrances to provide a welcoming presence and have the ability to secure building access. The new designs enable our schools to provide positive visitor control to our schools. Benefits include improved access control, improved response time to lockdown a school, increasing deterrence towards loss and vandalism, and a reduction in investigation times.

5.4 MAJOR MODERNIZATION OR REPLACEMENT PRIORITY

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

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

Major Modernization or Replacement Priority					
School/Support Facility Criteria					State Matching Funds Available
	Cost of Infrastructure Needs	Superintendent of Public Instruction Study & Survey Ranking	Maintenance Requirements	Total	
Fairview Middle School	3	3	3	9	Y
Brownsville Elementary School	2	3	2	7	Y
Esquire Hills Elementary School	2	2	3	7	Y
Clear Creek Elementary School	2	2	2	6	Y
Jenne-Wright Administration Center	0	3	3	6	N
Woodlands Elementary School	2	2	2	6	Y
Cougar Valley Elementary School	1	2	1	4	Y
Green Mountain Elementary School	1	2	1	4	Y
Ridgetop Middle School	0	2	2	4	Y
Silver Ridge Elementary School	1	2	1	4	Y
Barker Creek Community School/TLC	0	1	1	2	N
Cottonwood Elementary School	0	2	0	2	N
Klahowya Secondary School	0	2	0	2	N
PineCrest Elementary School	0	2	0	2	N
Emerald Heights Elementary School	0	1	0	1	N
Maintenance Facility	0	1	0	1	N
Olympic High School	0	0	1	1	N
Operations Service Center	0	0	0	0	N
Jackson Park Elementary School	0	0	0	0	N
Silverdale Elementary School	0	0	0	0	N
Hawk Elementary at Jackson Park School	0	0	0	0	N
Silverdale Elementary School	0	0	0	0	N
Central Kitsap High School	0	0	0	0	N
Central Kitsap Middle School	0	0	0	0	N

NOTE: Higher score indicates greater infrastructure need requirements.

This chart provides the current (2021) ranking of the District's facilities. The focus of Phase 3 is on Fairview Middle School. Efforts to replace Brownsville Elementary School will occur in Phase 4.

5.5 MASTER PLANNING – SECONDARY SCHOOL CAMPUSES

In 2015 the CKSD Board authorized the hiring of an architecture and engineering firm (the Bassetti Group) to create a master plan for our Secondary School Campuses. The master plan helped guide the overall configuration of the campus including location of school buildings, athletic facilities, and parking.

As part of Phase 2, the District used the planning document to guide the rebuilding of the Central Kitsap Campus and completing the Klahowya campus. The plan also focused our efforts to initial re-building of the Olympic Campus, setting the groundwork for our Phase 3 investments.

5.5.1 Approach – Meet CKSD Goals and Objectives

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

5.5.2 Olympic Campus Site Plan

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

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

5.5.2.1 Olympic High School – Phase 1. Construct Permanent Classrooms, new CTE Spaces, Enlarge Commons at Olympic High School, and construct new Auditorium.

This phase is now complete and addressed the most pressing needs at the Olympic Campus. Olympic High School has a new center core with new classrooms and new Career and Technical Education spaces. The existing portable classrooms will be removed after completion of Phase 2.

5.5.2.2 Olympic High School – Phase 2. Modernize the remaining Classrooms and Facilities at Olympic High School.

This phase will complete in Fall 2021. The modernization effort completely renovated the classroom wing. The locker rooms were also reconfigured and modernized along with updates to the main gym.

5.5.2.3 Olympic High School – Phase 3. Build a Middle School on the Olympic Campus.

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

The most effective and efficient location for a middle school is adjacent to the existing Olympic High School building. The placement supports the CKSD board guidelines.

The Olympic Campus is also home to Integrity Stadium. Additional fields are required to *Support Increasing the Student's Connection to their School*. CKSD has an undeveloped property on Tibardis road that should be considered for athletic fields.



Figure 2: Olympic Campus Site Plan 1

6 LONG RANGE FACILITY PLAN – PHASE 3

The scope for Phase 3 of the CKSD LRFP was approved by the CKSD Board in March 2021. The scope was based on research, evaluation, and reviews of CKSD employees and community stakeholders. This scope meets board guidelines for educational facilities and goals for fiscal responsibility.

6.1 SCOPE – LONG RANGE FACILITY PLAN - PHASE 2

The following projects are scheduled for completion as part of the Phase 3 of the CKSD LRFP. This scope addresses the District's most pressing needs.

6.1.1 Fairview Middle School (Olympic High School – Phase 3)

- Construct new classrooms and support facilities on the Olympic Campus to allow the relocation of Fairview Middle.
- Develop parking and athletic fields on the Tibardis property.

6.1.2 Early Childhood Learning Center




- Explore repurposing Fairview Middles School into an Early Childhood Learning Center.
- Relocate district pre-school classes to Fairview.
- Partner with the U.S. Navy for creation of an off-base Child Development Center (CDC).

6.1.3 District Wide Critical Repairs.

- Complete identified Critical Repairs.

Schedule – Long Range Facility Plan - Phase 3.

The District's recommendation is that the third phase of the LRFP will cover a period of 3 years (2021-2024). A notional schedule for accomplishment:

Program Element	2021	2022	2023	2024
Middle School on Olympic Campus				
Early Childhood Learning Center				
Critical Repairs				

6.2 ESTIMATED COSTS – LONG RANGE FACILITY PLAN – PHASE 3

CKSD used a variety of sources to develop cost estimates.

The cost estimates for our critical repairs were completed by McGranahan Architects. They used a combination of field construction experience and engineering analysis to develop repair estimates. The Appendix C Study and Survey lists the deficiencies. Formal cost estimates are in process.

For the replacement of Fairview Middle School, the District worked with two teams of construction cost estimates. The estimate for converting Fairview Middle School into an Early Childhood Learning Center was developed by McGranahan Architects.

CKSD - Long Range Facilities Plan - Phase 3 - Estimated Costs

Item	Estimated Cost
Fairview Middle School	\$ 65,000,000
State Assistance (FMS)	\$ (16,500,000)
Early Childhood Learning Center	TBD
Federal and State Assistance	TBD
Building Costs (Total)	\$ 48,500,000
Critical Repairs	\$ 3,000,000
Total Estimated Costs (after state assistance)	\$ 51,500,500

6.3 FUNDING – LONG RANGE FACILITY PLAN – PHASE 3

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

A common practice for funding the construction of schools buildings is through a capital projects measure. LRFP Phase 1 was funded with a Capital Projects Levy. LRFP Phase 2 was funding through the issue of construction bonds.

LRFP Phase 3 will be primarily funded with impact aid funding from the U.S. Department of Education.

LRFP Phase 4 will be funded by a capital projects measure. At a later date, a determination will be made whether we use a levy or request authorization to issue additional construction bonds.

7 LONG RANGE FACILITY PLAN - PHASE 2 – COST AND SCOPE SUMMARY

I. Fairview Middle School

- a) Program.
 - i) Construct new facilities on the Olympic Campus.
 - ii) Build new athletic fields on the District's Tibardis Property.
- b) Estimated Cost. \$65,000,000
- c) Estimated State Assistance. \$ 16,500,000

II. Critical Repairs

- a) Program. TBD
- b) Cost. Estimated at \$3,000,000.

c)

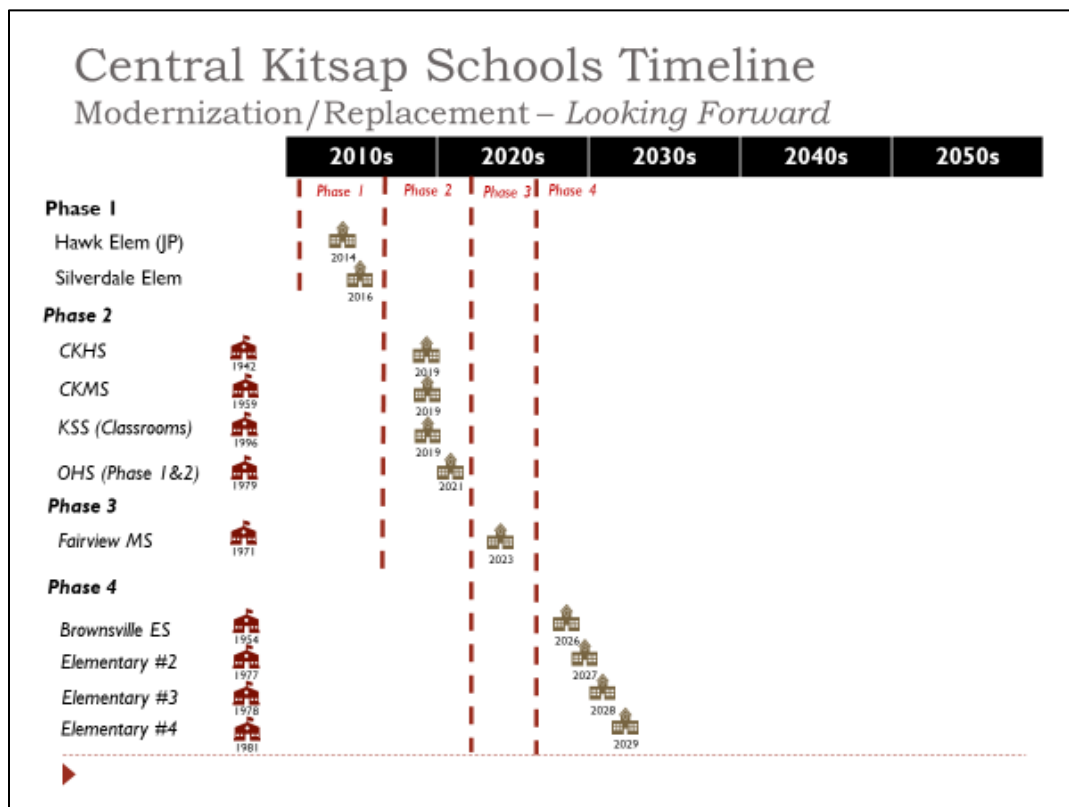
8 LONG RANGE PLANNING – FUTURE PHASES

The CKSD LRFP is a phased approach for modernizing or replacing our existing schools and support facilities. Phase 1 built Hawk Elementary at Jackson Park, modernized Silverdale Elementary School, and built a new transportation, food service, and warehouse facility.

Phase 2 improved security at all of our schools and updated our secondary schools.

Phase 3 addresses the need to replace Fairview Middle School.

Phase 4 addresses the need to replace Brownsville Elementary School. In Phase 4 we will also focus on modernizing elementary schools.



A1 DISTRICT FACILITIES — ELEMENTARY SCHOOLS

I. Brownsville Elementary School



GENERAL INFORMATION

The Brownsville Elementary campus is located in unincorporated Kitsap County and bound by Sandy Road to the west, Fifth Avenue to the east and Illahee Road to the north. The original 1954 building is constructed on type V-1 lot and comprises a significant portion of the facility. In 1967, five classrooms were added and two more classrooms followed in 1969 to the southwest wing. In 1970, eight

classrooms in an octagonal plan were added north of administration, and the library was added in 1976. The last modernization occurred in 1991 that upgraded the gym, stage, and music room facilities. Two double classroom portable also resides on site. Brownsville Elementary became eligible for OSPI matching funds in 2013.

Building Information

Total Permanent Area: 52,197 square feet

Total Relocatable Area: 1,792 square feet

1954 Original Building

1967 Five Classroom Addition

1969 Two Classroom Addition

1970 Eight Classroom Addition

1976 Library Addition

1991 Gymnasium, Stage, and Music Room Addition

2018 Secure Entry Vestibule

SITE

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

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

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

II. Clear Creek Elementary School

GENERAL INFORMATION



Clear Creek Elementary School is located in unincorporated Kitsap County near Silverdale, on a 12.45-acre parcel off Winter Creek Avenue, adjacent to Naval Base Kitsap - Bangor. The school campus consists of the main school building and three separate portable classroom buildings. The permanent building area is 57,932 square feet and the portable building area is 5,376 square feet. The total elementary school building area is 63,308 square feet. The main building is construction Type V – 1 hour.

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

The main building was constructed in 1978, with an addition added in 2003 to serve the District's Special Education Program. In 2018 a security upgrade was completed.

The school is currently eligible for OSPI matching funds.

Building Information

Total Permanent Area: 58,599 square feet

Total Relocatable Area: 5,376 square feet

1978 Original Building

2004 Four Classroom Addition

2018 Secure Entry Vestibule

SITE



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

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

III. Cottonwood Elementary School

GENERAL INFORMATION



Cottonwood Elementary School is located in unincorporated Kitsap County, east of Dyes Inlet, on an 11.25-acre parcel, bound by Foster Road; Central Valley Road and Old Military Road. The school campus consists of a single-story main building and one separate portable classroom building. The permanent building area is 54,150 square feet and the portable building area is 896 square feet. The total elementary school building area is 55,046 square feet. The main building is construction Type V – 1 hour. The main building consists of twenty-three classrooms; a staff room; a gymnasium, a cafeteria with kitchen and stage; a library; a music room and administration and other support areas. Meanwhile, the portable classroom building provides a total of one classroom.

The school was constructed in 1976 with an office addition added in 1990. The District undertook a major modernization of the facility in 2003 modifying the facility to meet the elementary educational plan and upgrading the exterior, plumbing, mechanical, electrical, technology and communication systems. In 2019 a security upgrade was completed.

The school is eligible for OSPI matching funds in 2025.

Building Information

Total Permanent Area: 55,470 square feet

Total Relocatable Area: 896 square feet

1976 Original Building

2003 Modernization on

2019 Administration on Addition/Secure Entry Vestibule

SITE



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

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

IV. Cougar Valley Elementary School

GENERAL INFORMATION



Cougar Valley Elementary School is located in unincorporated Kitsap County near Silverdale, on a 12.96-acre parcel, adjacent to Olympic View Road and Naval Base Kitsap - Bangor. The school campus consists of a single-story main school building, two separate portable classroom buildings and a small storage building. The permanent building area is 49,240 square feet and the portable building area is 3,584 square feet. The total elementary school building area is 52,824 square feet. The main building is construction Type V – 1 hour.

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

The main building was completed in 1989, with an addition added in 2003 to serve the District's Special Education Program. In 2019 a security upgrade was completed along with an expansion of the parking lot.

The school is eligible for OSPI matching funds.

Building Information

Total Permanent Area: 49,055 square feet

Total Relocatable Area: 3,584 square feet

1989 Original Building

2004 Classroom and Commons Additions

2019 Administration Renovation/Secure Entry Vestibule

SITE



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

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

V. Emerald Heights Elementary School

GENERAL INFORMATION



Emerald Heights Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 10-acre parcel (6 acres owned by Central Kitsap School District and 4 acres owned by Kitsap County), off of Pinnacle Court and adjacent to Ridgeway Boulevard. The school campus consists of one, two-story main building and two portable classroom buildings. The permanent building area is 56,000 square feet and the portable building area is 2,688 square feet. The total elementary school building area is 58,688 square feet. The main building is construction Type V-1 hour.

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

The main building was completed in 1993. A security upgrade was completed in 2018.

The school is eligible for OSPI matching funds in 2023.

Building Information

Total Permanent Area: 49,440 square feet

Total Permanent Portable Area: 4,500 square feet

Total Relocatable Area: 2,688 square feet

1993 Original Building

2018 Administration/Secure Entry Vestibule

SITE



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

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

VI. Esquire Hills Elementary School

GENERAL INFORMATION



Esquire Hills Elementary School is located northeast of the city of Bremerton, on an approximate 12.81-acre parcel off of John Carlson Road. This campus consists of a single story main school building and two separate portable classroom buildings. The permanent building area is 54,818 square feet, while the portable building area is 2,688 square feet. The total elementary school building area is 57,506 square feet. The main building is construction Type V – 1 hour.

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

The main building was constructed in 1977. A security upgrade was completed in 2018.

The school is currently eligible for OSPI matching funds.

Building Information

Total Permanent Area: 55,500 square feet

Total Relocatable Area: 2,688 square feet

1977 Original Building

2018 Administration/Secure Entry Vestibule

SITE



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

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

VII. Green Mountain Elementary School

GENERAL INFORMATION



Green Mountain Elementary School is located in unincorporated Kitsap County, west of the city of Bremerton, on an 11.37-acre parcel, off of Boundary Trail Road. The school campus consists of a single-story main school building and one portable classroom building. The fixed building area is 43,360 square feet while the portable area is 924 square feet. The total elementary school building area is 44,284 square feet. The main building is construction Type V – 1 hour.

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

The main building was completed in 1992. A security upgrade was completed in 2019.

The school is eligible for OSPI matching funds in 2013.

Building Information

Total Permanent Area: 43,360 square feet

Total Relocatable Area: 896 square feet

1992 Original Building

2019 Administration/Secure Entry Vestibule

SITE



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

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

VIII. Hawk Elementary at Jackson Park



GENERAL INFORMATION

Hawk Elementary at Jackson Park is in the city of Bremerton, on a 12.5-acre parcel, off of Austin Drive, near State Highway 3. The school campus consists of a new 60,836 square feet building opened in fall 2014, and two double classroom and one single classroom portable buildings which provide approximately 4,500 additional square feet. The portables were relocated on the site to accommodate Head Start pre-school, band and as-needed classroom space for fluctuating enrollment in close proximity to the Jackson Park Navy housing development. The type of construction is Type 5-B Full Sprinklered.

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

The new building was constructed under the 2009 International Building Codes and the 2009 Washington State Energy Code. A security upgrade was completed in 2018.

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

Building Information

Total Permanent Area: 62,271 square feet

Total Relocatable Area: 4,892 square feet

2014 Original Building



SITE

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

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

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

IX. PineCrest Elementary School

GENERAL INFORMATION



PineCrest Elementary School is located in unincorporated Kitsap County, immediately north of the city of Bremerton, on a 17.34-acre parcel, off of Pine Road near Riddell Road. The school campus consists of one two-story building with a total area of 58,000 square feet. The main building is construction Type V – 1 hour.

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

The elementary school building was constructed in 1998. A security upgrade was completed in 2019.

The school is eligible for OSPI matching funds in 2028.

Building Information

Total Permanent Area: 57,855 square feet

Total Relocatable Area: 0 square feet

1998 Original Building

2019 Administration/Secure Entry Vestibule

SITE



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

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

X. Silver Ridge Elementary

GENERAL INFORMATION



Silver Ridge Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 10-acre parcel (5.6 acres owned by Central Kitsap School District and 4.4 acres owned by Kitsap County), off of Hillsboro Drive and adjacent to Ridgetop Junior High School. The school campus consists of a single-story main school building and two portable classroom buildings. The permanent building area is 49,531 square feet. The portable building area is 3,584 square feet. The total elementary school building area is 53,115 square feet. The main building is construction Type V – 1 hour.

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

The main building was completed in 1990. A security upgrade was completed in 2018.

The school is eligible for OSPI matching funds in 2011.

Building Information

Total Permanent Area: 49,351 square feet

Total Relocatable Area: 3,584 square feet

1990 Original Building

2018 Administration/Secure Entry Vestibule

SITE



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

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

XI. Silverdale Elementary School



Silverdale Elementary School is located in unincorporated Kitsap County, in Silverdale, on a 14-acre parcel, off of Dickey Road. The school underwent a major modernization in 2016/2017 which added new parking and reconfiguring the pick-up and drop-off traffic lanes. The school campus consists of a single-story main school building and modular classroom addition. The original building was 55,148 square feet. Included in the modernization was the addition of 2501 square feet for a new kitchen and added restrooms bringing the total to 57,649 square feet for the permanent building. The “sky-pod” classroom addition adds 7,424 square feet.

The modernized main building consists of twenty-two classrooms; nine small to medium size group pull out rooms, three shared open group areas adjacent to classroom modules, a staff room; two work rooms; a gymnasium and play shed; a reconfigured multi-purpose room with a new kitchen and stage with ADA accessibility; a library and learning center; administration and other support areas. Additionally, the new permanent “sky-pod” adds five classrooms.

The modernization was completed in the summer of 2016. In 2018 a five (5) classroom addition was completed. Silverdale Elementary School should be eligible for OSPI matching funds again in 2046.

Building Information

Total Permanent Area: 64,847 square feet

Total Relocatable Area: 0 square feet

1979 Original Building

2016 Major Modernization and Addition

2018 Modular Classroom Building

SITE

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

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

XII. Woodlands Elementary School

GENERAL INFORMATION



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

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

The main building was constructed in 1981. A security upgrade was completed in 2018.

The school is eligible for OSPI matching funds.

Building Information

Total Permanent Area: 54,150 square feet

Total Relocatable Area: 1,792 square feet

1981 Original Building

2018 Administration/Secure Entry Vestibule

SITE



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

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

The overflow parking lot is used extensively by the staff and community to access the playfields.

A2 DISTRICT FACILITIES – SECONDARY SCHOOL

I. Fairview Middle School

GENERAL INFORMATION



Fairview Middle School is located in unincorporated Kitsap County, near Silverdale, east of Dyes Inlet, on a 20-acre parcel, off of South Central Valley Road. The school campus consists of a two-story main building; a two-story music building; a one-story gym building and two separate portable classroom buildings. The total fixed building area is 105,043 square feet. The total portable building area is 3,584 square feet. The total building area is 108,627 square feet. The permanent buildings are construction Type V – 1 hour.

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

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

The school is currently eligible for OSPI matching funds.

Building Information

Total Permanent Area: 106,043 square feet
Total Relocatable Area: 3,584 square feet
1971 Original Building
1975 Classroom/Shop/Music/Gym Additions
1982 Barrier Free Alterations
1991 Administration Addition and Renovation
2005 Roof and Envelope Repairs
2006 Science Classroom Improvements
2013 Fire Alarm and Miscellaneous Improvements
2017 Roof and Envelope Repairs



SITE

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

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

II. Ridgetop Middle School

GENERAL INFORMATION



Ridgetop Middle School is located in unincorporated Kitsap County, in Silverdale, on a 21.1-acre parcel, off of Hillsboro Drive. The school campus consists of the two-story main building and one portable classroom building. The total fixed building area is 121,246 square feet. The portable building area is 1,792 square feet. The total building area is 123,038 square feet. The main building is construction Type V – 1 hour.

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

The original construction, completed in 1986, included the majority of the main building. An eight-classroom two-story addition was added to the main building in 1992. A security vestibule was added in 2018.

The original building and the addition are currently eligible for state matching funds.

Building Information

Total Permanent Area: 121,246 square feet

Total Relocatable Area: 1,792 square feet

1986 Original Building

1991 Classroom Addition

2018 Administration/Secure Entry Vestibule

SITE



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

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

III. Central Kitsap High School and Middle School

GENERAL INFORMATION



The Central Kitsap Middle and High School campus is located in unincorporated Kitsap County in Silverdale. The site is enclosed by Dahl Road Northwest to the east, Silverdale Loop Road Northwest to the south, Northwest Anderson Hill Road to the southwest, Frontier Place Northwest to the west, and Northwest Highland Court along the north.

In 2019, three new permanent structures were built on the original site to house both the middle and high school on one combined campus. New replacement buildings include a three-story main building, a single-story CTE metal building, and an open air stadium. The Middle school's original 1976 gym was renovated and remains as the campus auxiliary gym.

The old high school's 900 wing, originally constructed in 1973 and is no longer considered part of either school, is currently under construction and will house CKSD Administrative Offices, Kitsap Regional Library's Silverdale Branch, and future community use meeting and performance arts spaces.

Building Information

Total Permanent Area: 324,018 square feet.
Total Relocatable Area: 0 square feet.
2019 Main Building (286,193 square feet).
2019 CTE Building (19,396 square feet).
2019 Satellite Gym (18,429 square feet).

SITE

Both Central Kitsap Middle School and Central Kitsap High School are located on a 60 acre property. The two schools have separate entrances to the site; the high enters off of Frontier Place; the Middle School enters off of Anderson Hill Road. the CKMS's smaller parking lot is located south of the main building, near the building entrance. A football/soccer field with a track is positioned south of the lot at a lower elevation, and accessed by a site stair and accessible ramp.

North of the main building is the majority of the campus's parking. Eight tennis courts, softball and baseball fields, the Satellite Gym, and new football/soccer field with a track and permanent stadium are all located on the north half of the site. The baseball field and stadium with associated field are positioned on the highest site elevation and accessed by site stairs and an accessible ramp. The fire lane also extends to the stadium for emergencies.

IV. Olympic High School



GENERAL INFORMATION

Olympic High School is located in unincorporated Kitsap County, near Silverdale, west of Dyes Inlet, on a 37.09-acre parcel, off of Stampede Boulevard. The high school campus was originally established in 1979. Several additions to the original Main Building were completed in 1989/1990.

Currently a multi-phase capital project is updating or replacing the existing high school. Phase 1 of the capital project finished in 2019 and included a full replacement of the center third of the original building. The new permanent two-story structure includes general and CTE classrooms, an auditorium, library, and administration. Phase 2 is a major renovation of the classroom wing to the south, the gym to the north, and minor improvements to the pool support spaces and building envelope.

Building Information

Total Permanent Area: 195,233 square feet

Total Relocatable Area: 0 square feet.

1979 Original Building

1989 Multiple Additions

2019 Main Building Replacement

2021 Classroom Wing Renovation

2021 Gym and Pool Renovation

The school is eligible for OSPI matching funds in 2051.

SITE

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

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

V. Klahowya Secondary School

GENERAL INFORMATION



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

The Klahowya Secondary School campus is located in unincorporated Kitsap County near Silverdale, off Northwest Newberry Hill Road. The permanent two-story building was completed in 1996 using construction type II-N and II-1 hour. An addition and renovation was completed in 2019 and added an auxiliary gym, mat rooms, and a two-story classroom wing expanding to the north.

The original portion of Klahowya Secondary is eligible for OSPI matching funds in 2026.

Building Information

Total Permanent Area: 191,337 square feet
Total Relocatable Area: 0 square feet
1996 Original Building
2009 Career & Technical Education Improvements
2019 Renovation and Classroom Addition

SITE



The building is in the southwestern corner of the site, a significant distance from Newberry Hill Road. The buildings and parking lots are accessed from Newberry Hill utilizing an entry road that runs along the western edge of the site.

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

An open-air stadium was added to the campus in 2019 with a football/soccer field and track.

B CKSD DEMOGRAPHIC ANALYSIS

[Link - CKSD Demographic Analysis](#)

C OSPI STUDY AND SURVEY

Link - OSPI Study and Survey

D FACILITY CONDITION ASSESSMENT - DEFICIENCIES

Phase 3 of the CKSD LRFP only contains selected critical and required repairs. A comprehensive FCA will be conducted prior to Phase 4.