



SOUTH KITSAP
SCHOOL DISTRICT

**Rebuilding
South Kitsap
Schools -
Bond Development**

Timeline for Bond Development

2021 - 2022

Research &
Recommendation

Long Range Facility Planning
Committee

February 2021 - April 2022
The committee of 11 community members spent 15 months to evaluate the physical condition of all SKSD facilities. The end result was a thorough report for the Board's consideration.

The committee recommended more than \$500 million in improvements to all district sites.

March 2022
Initial Thought Exchange Survey on initial recommendation.

2022 - 2023

Rebuilding Plan
Development

Bond Steering
Committee


The Bond Steering Committee's work is the next step following the Long Range Facility Planning Committee's development of the Facility Rebuilding Plan.

This committee is the engine to take the plan and develop a ballot measure for voter consideration.

2022 - 2023

Listen, Learn,
& Refine Plan

Community
Engagement

 **We Are Here**

- Community Engagement Events to gather feedback
 - June 2022 thru May 2023
- Second Thought Exchange Survey to gather input
 - June, 2022 thru December, 2022
- Community Events to listen, learn, explore options and share feedback
 - June, 2022 thru June, 2023

2023 - 2024

Bond
Finalization
Approval
&

Implementation

- SK Board approval of final bond package July, 2023
- August 2, Resolution filed with Kitsap County Election Office
- Community Events to explore bond details
 - Sept/October, 2023
- **Ballot Measure Vote November 7, 2023**
- School planning, design, and construction begins (December, 2023)
- Next phase of school improvement planning begins (early 2024)

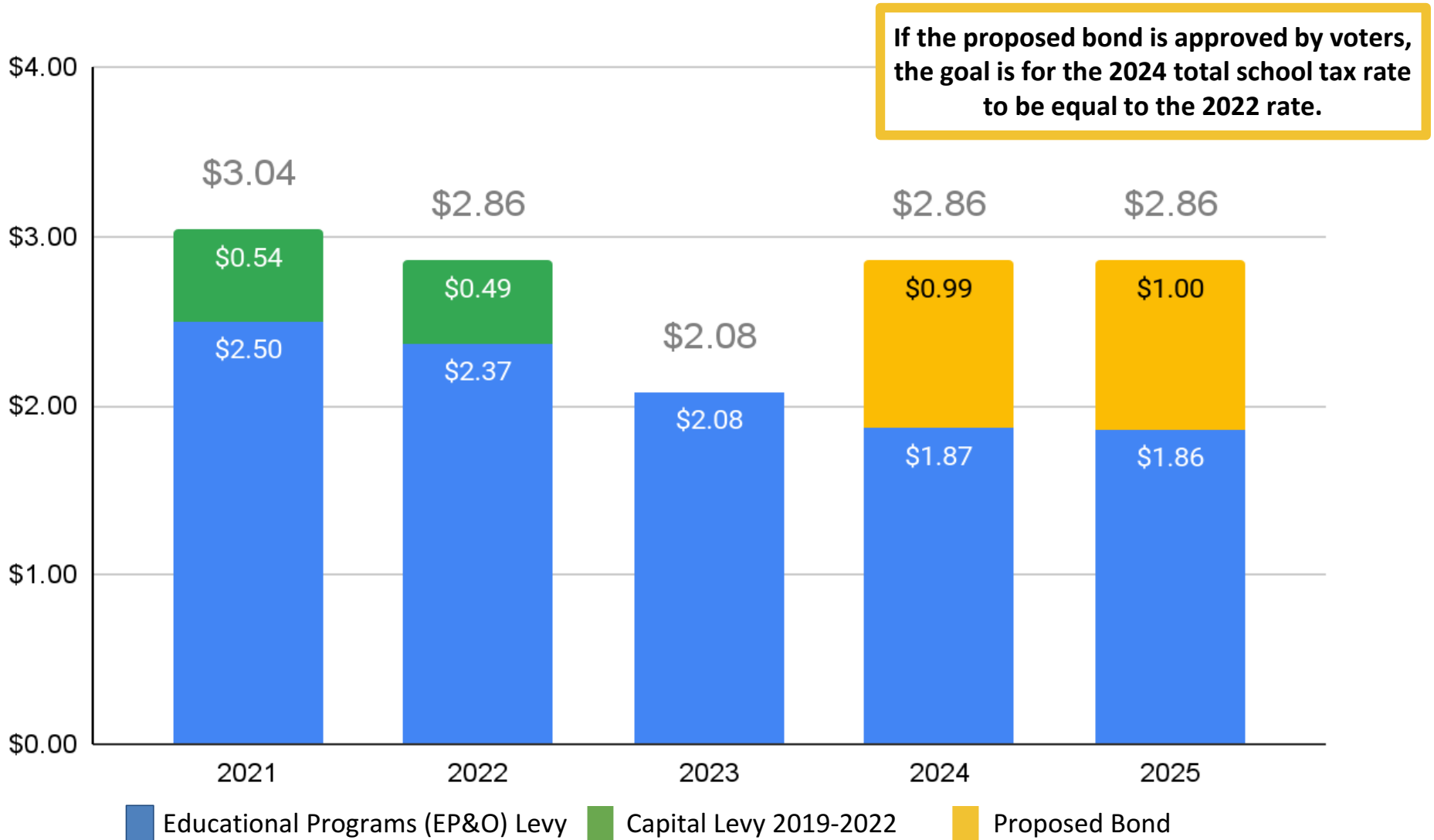
Financing School Improvements

	General Obligation Bond	Capital Project Levy	Educational Program & Operations Levy	Transportation / Technology Levies
Term	Long Term 20-30 years	Short Term 1-6 years	Short Term 2-4 years	Short Term 2-4 years
Approval	60% Super Majority	50% Simple Majority	50% Simple Majority	50% Simple Majority
Funding Use	<p>Bonds are for building facilities.</p> <p>Districts do not directly receive state or federal funding for school construction.</p> <p><i>[All SK facilities do qualify for some state matching funding to help supplement building costs.]</i></p>	<p>SKSD has a Capital Projects Levy approved by voters in 2018 (expires year-end 2022) with capital improvements at many buildings, along with enhanced accessibility, safety & security, and technology upgrades.</p>	<p>EP&O levies are for learning.</p> <p>EP&O levies bridge the gap between state and federal funding and the actual cost of operating a public school district. EP&O levies support staffing and programs beyond basic education. EP&O levy funds may also be used to cover school maintenance and operational costs.</p>	<p>Specific focused levies are used for upgrading computer equipment, improving technology infrastructure or purchasing school buses.</p>
Notes	<p>SKSD does not have bond debt and has not passed a bond in more than 30 years.</p>	<p>SKSD has a Capital Projects Levy approved by voters in 2018 (expires year-end 2022).</p>	<p>SKSD has an EP&O Levy approved by voters in 2021 (expires year-end 2025).</p>	<p>SKSD does not have any Transportation or Technology Levies currently.</p>

Estimated Local School Tax Rate

The proposed bond will fund the replacement of Cedar Heights, Olalla, and South Colby as well as improvements at sites across South Kitsap School District.

\$271 million bond over 20 years = approximately \$1/per thousand of assessed home value.



Rebuild SK - Most Urgent Needs

The schools with the most urgent needs take priority for replacement.



Replace

Cedar Heights Middle School

- Build school on Old Clifton Road property
- Keep grade 6-8 middle school model
- Plan for similar size to Marcus Whitman and John Sedgwick
- 100,000 sq ft and 800 student capacity building
- Eligible for state construction assistance funds (match)
- Goal to eliminate the need for portable classrooms
- Repurpose the current school site on Pottery Avenue



Replace

South Colby Elementary School

- Build school on current site to avoid disrupting student attendance
- Keep grade K-5 elementary model
- Plan for size similar to Hidden Creek, Mullenix Ridge, and Sidney Glen
- 40,000-50,000 sq ft and 350-400 student capacity building
- Goal to eliminate the need for portable classrooms at this site
- Consider two story build to maximize space efficiency and allow for future expansion
- Eligible for state construction assistance funds (match)



Replace

Olalla Elementary School

- Build school on current site to avoid disrupting student attendance
- Keep grade K-5 elementary model
- Plan for size similar to Hidden Creek, Mullenix Ridge, and Sidney Glen
- 40,000-50,000 sq ft and 350-400 student capacity building
- Goal to eliminate the need for portable classrooms at this site
- Consider two story build to maximize space efficiency and allow for future expansion
- Eligible for state construction assistance funds (match)

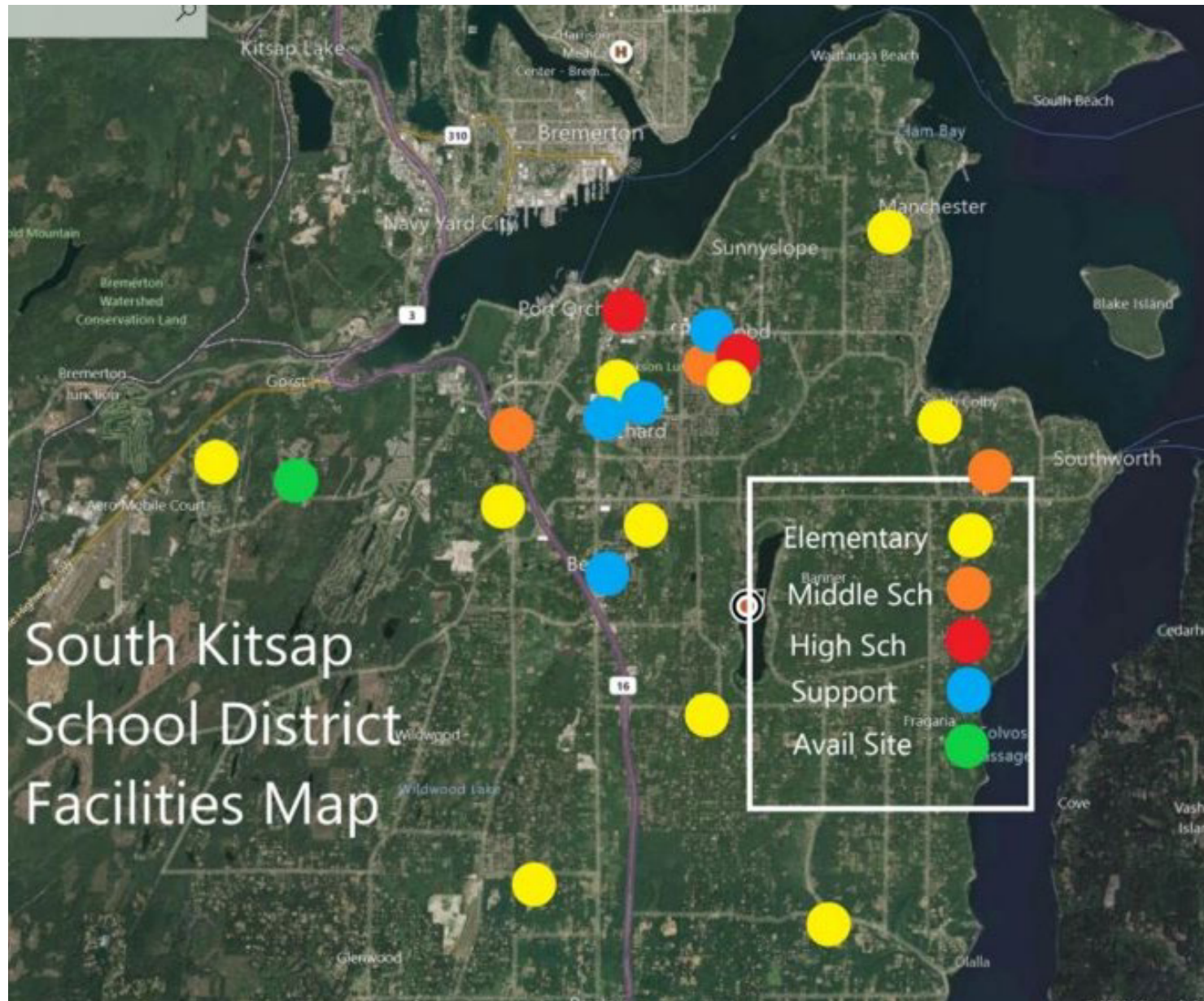


Additional improvements and repairs are planned districtwide



Refresh & Repair Schools Districtwide

In addition to the replacement of Cedar Heights, Olalla, and South Colby, Bond funding will support \$93 Million for improvements and repairs district-wide.



Cedar Heights - Rebuild and Repurpose

Rebuild at Old Clifton site / Repurpose Pottery site



Cedar Heights Middle 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. There are twenty-eight classrooms in the main building including specialty CTE space, a gymnasium, a commons room, a library, as well as administration and other support spaces. Portable buildings provide nine additional classrooms.

- Built in 1956 with several additions over the years
- Current portables sited in 1980's
- Outdated and inadequate HVAC system
- Plumbing system outdated with some original equipment
- Limited capacity and outdated electrical system that does not support modern technology needs
- Limited ADA accessibility to the playfields
- School access is congested with a single combined bus and student drop-off loop
- Site parking is inadequate for staff and families
- Eligible for State Construction Assistance Program



Cedar Heights at Old Clifton Site



South Colby - Rebuild at Current Site

South Colby Elementary School consists of a eleven single story buildings: three main school buildings and eight separate portable classroom buildings. The permanent building area is 28,757 square feet . Portable classrooms are another 10,000 square feet. The school campus consists of thirteen classrooms, eleven portable classrooms, a multi purpose room, a library, and some administration and support spaces.

- Built in 1956 with several additions over the years
- Smallest school using the most portable classrooms in SKSD
- Current portables sited in 1980's and 90's
- Outdated and inadequate HVAC system
- Plumbing system outdated with some original equipment
- Limited capacity and outdated electrical system that does not support modern technology needs
- Limited ADA accessibility to the playfields and campus
- School access is congested with a single combined bus and student drop-off loop
- Site parking is inadequate for staff and families
- Eligible for State Construction Assistance Program



South Colby - Rebuild at Current Site



Olalla - Rebuild at Current Site

Olalla Elementary School consists of a permanent building area of 43,999 square feet and 4,000 square feet of portable classrooms. The school campus consists of twenty classrooms, a combined gymnasium and multi purpose room, a commons space, a library as well as administration and other support spaces.

- Built in 1954
- A 25,953 sq ft addition in 1966, 1,000 sq ft addition in 1973, and a 11,125 sq ft addition and modernization in 1978
- Four separate portable classrooms
- Outdated and inadequate HVAC system
- Plumbing system in need of replacement
- Limited capacity and outdated electrical system that does not support modern technology needs
- Limited ADA accessibility
- School access is congested during bus and student drop-off times
- Site parking is inadequate for staff and families
- Eligible for State Construction Assistance Program



Olalla - Rebuild at Current Site





Repurpose Pottery Ave Site

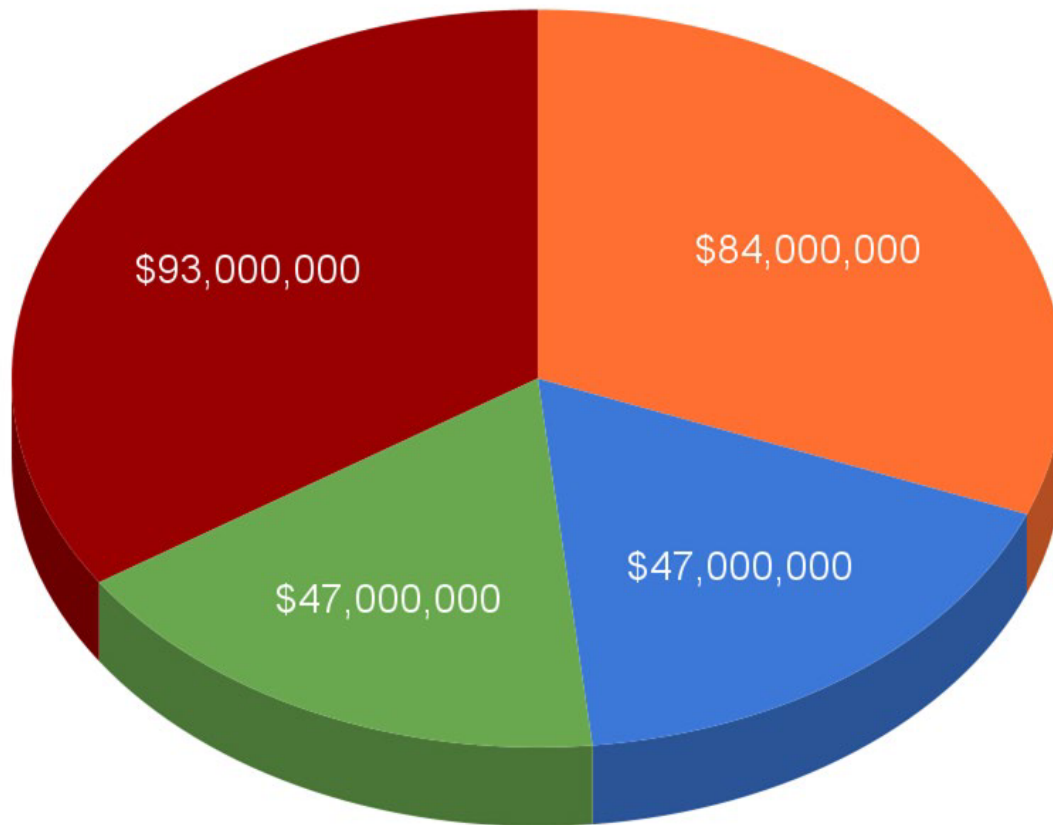


Breakdown of Bond Investments

The proposed bond will fund the replacement of Cedar Heights, Olalla, and South Colby as well as improvements at sites across South Kitsap School District.

\$271 million bond over 20 years = approximately \$1/per thousand of assessed home value.
We have a goal for tax rate stability for South Kitsap School District residents.

Proposed Bond Projects



-  Districtwide Improvements & Repairs
Estimated cost \$93 million
-  Cedar Heights Middle School
Rebuild at vacant Old Clifton site
Estimated cost \$84 million
-  South Colby Elementary
Rebuild at South Colby site
Estimated cost \$47 million
-  Olalla Elementary
Rebuild at Olalla site
Estimated cost \$47 million

Rebuild South Kitsap Schools Bond Development

The Rebuilding Plan is a starting point for development of a bond to address the most urgent needs across South Kitsap School District.

Share your thoughts, appreciations, and concerns:

- Cedar Heights Middle School replacement at the district-owned vacant land on Old Clifton Road
- Olalla Elementary replacement at Olalla site
- South Colby Elementary replacement at South Colby site
- Districtwide improvements and repairs

Use the QR code or text the code **144-279-782**
to the phone number **728-55** for a link.

Facilities Forum





SOUTH KITSAP
SCHOOL DISTRICT

REBUILDING SOUTH KITSAP SCHOOLS *Community Events*

Facilities Forum



**Tell Your Friends and Neighbors
More opportunities to get involved!**

November 1 at 6pm

South Colby,

Cedar Heights,

South Kitsap High School

November 3 at 6pm

Olalla,

John Sedgwick,

South Kitsap High School

November 10 at 6pm

Sidney Glen,

Marcus Whitman,

South Kitsap High School