



**EXECUTIVE SUMMARY**

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Public school districts in Washington State are eligible to receive grant funds to conduct a survey of their existing school facilities every six years. These studies typically include physical assessments of the existing school buildings; analysis of six year enrollment projections, debt capacity for major construction, type and extent of new construction, the cost-benefit of modernizing or replacing schools; and projected time lines for completion. The purpose of this survey is to serve as the initial step in identifying the timing and extent of state matching fund eligibility as well as encourage districts to conduct a planning process for facility improvements.

The Oak Harbor School District elected to significantly expand this six-year planning effort by initiating an 18 to 20 year Facilities Master Plan with the intention of integrating this plan into the long-range planning and funding cycles of future construction bonds; maintenance and operations levies; and the potential for future capital, transportation and technology levies. More specifically, the facilities master plan allowed the district to more thoroughly study its long-range facility needs by prioritizing capital improvements and financing options for all district facilities over a much longer period of time.

The District initiated the master planning process in the late fall of 2007 by selecting the team of BLRB Architects and KMB Design Groups Inc. as the architectural consultant, applying for the D-1 Study and Survey Grant, and convening a Facilities Advisory Committee (FAC). The District assembled a highly diverse committee of twenty-three participants consisting of district central administrators, school administrators, school staff, district maintenance staff, certified staff, classified staff, an OHEA representative, parents, and community representatives.

The architectural consultant conducted a thorough evaluation of the district's facilities and presented its findings to the FAC in the early spring of 2008. The consultants segregated the priorities for major capital improvements into five distinct levels, primarily as a result of the buildings age and present condition:

- **PRIORITY ONE:**
  - › Oak Harbor Elementary School
  - › District Support Facilities including Maintenance and Grounds, Transportation, Warehousing, and Information Technology (IT).
  - › Buildings C and D at Oak Harbor High School
- **PRIORITY TWO:**
  - › Hillcrest Elementary School
- **PRIORITY THREE:**
  - › Modernizations/Replacements of Broadview, Crescent Harbor, Clover Valley, and Olympic View elementary schools.
- **PRIORITY FOUR:**
  - › Oak Harbor Middle School
- **PRIORITY FIVE:**
  - › North Whidbey Middle School
  - › District Administration Building
- **BEYOND SCOPE OF THE MASTER PLAN:**
  - › Newly modernized Oak Harbor High School



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The consultants also recommended a number of building system improvements be addressed over the span of the master plan which were also prioritized and itemized based on a three-tier timeline of 0 to 6 years, 6 to 12 years, and 12 to 18-plus years. An itemized list of improvements, associated current costs of construction, and a three-tier prioritization was developed for each district facility.

Following the presentation of consultant recommendations, the FAC requested that the Priority One recommendations be more fully developed by providing multiple site and building planning options for the committee to consider. The design team proceeded to examine three options for the modernization/replacement of Buildings B and C of Oak Harbor Elementary School, and examine five options for the modernization/replacement/relocation of the support service facilities including the use of Buildings C and D at the high school for some of these facilities. Cost estimates were developed using current construction pricing and were intended to reflect a mid-range value that was close to the average cost of schools in the State of Washington.

The FAC also examined student enrollment projections and the student capacity of the existing facilities. However, the master plan only includes addressing the short-term (six-year) projections within the plan with the understanding that if sudden and unpredictable increases or decreases to current trends occur, the District would need to alter its long-range plans for the construction of new facilities. The FAC concluded that the District has sufficient capacity at the elementary and middle school levels to house the current and 6-year projected enrollment.

Finally, the FAC developed a long-range finance plan to support all of the identified facility improvements within the master plan. The plan included flexibility in obtaining capital improvement funds through voter-approved bonded debt, or a combination of bonded debt and capital project levies. Bonded debt requires a super-majority (60% passing) vote and are typically funded over 15, 20, or 25 year terms. Capital levies require a simple-majority (50% passing) vote and can be funded from 2 to 6-year terms. The FAC also examined the district's eligibility for state funding assistance with each new construction, major modernization, and replacement project.

The master planning process culminated with five primary considerations;

1.	Major facility upgrades/improvements identified for Oak Harbor Elementary School and for the District's support services facilities.
2.	All other building improvement needs identified in 0-6, 6-12, and 12-18 year time increments. This includes major modernizations/replacements for the other three active elementary schools and Oak Harbor Middle School.
3.	Cost estimates for all of the above outlined projects.
4.	A time line for completion of the above outlined projects.
5.	An examination of the District's funding capabilities including local bond measures, capital levies, and state funding assistance.

The FAC formulated their final recommendation for the extent and timing of facility improvements in several "Phases." The cost estimates for each phase reflect current total project costs only (construction plus project development costs). The costs are also reflective of the "preferred options" for Oak Harbor Elementary School, the Support Services Center and the major modernization and improvement projects at each of the other school facilities.



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<p>▪ <b>Phase I:</b> District Support Services (Hybrid Options D and E): Repurpose Buildings C &amp; D at Oak Harbor High School to accommodate the relocation of the District’s Maintenance and Grounds Department, District Warehousing and I.T. Department. Utilize available interest earnings and/or remaining balance for the current high school project to fund this project. Anticipate commencing construction at the end of the high school project, Fall 2010.</p>																										
Total Current Project Cost:.....		\$6,307,000																								
<p>▪ <b>Phase II: 2011 Capital Bond</b> Oak Harbor Elementary – Replace Buildings B &amp; C only (Option C)..... \$27,546,000 District Support Facilities (Hybrid of Options D and E) Replace Transportation facilities on current site..... \$12,011,000 Relocate Midway High School to Building A at Oak Harbor Elementary School or to Clover Valley Elementary School. Address 0-6 year facility improvement needs..... \$4,783,000</p>																										
Total Current Project Cost:.....		\$44,340,000																								
<p>▪ <b>Phase III: 2015 4-Year Capital Levy</b> Address 6 to 12 year facility improvement needs</p>																										
Total Current Project Costs: .....		\$10,211,000																								
<p>▪ <b>Phase IV: 2019 Capital Bond</b> Modernize Hillcrest Elementary School ..... \$20,096,000 District Stadium Turf Replacement .....\$876,000</p>																										
Total Current Construction Cost: .....		\$20,972,000																								
<p>▪ <b>Phase V: 2023 4-Year Capital Levy</b> Address 12 to 18 year facility improvement needs.</p>																										
Total Current Project Costs: .....		\$5,759,000																								
<p>▪ <b>Phase VI: 2029 Capital Bond</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">MOD</th> <th style="width: 20%; text-align: center;">NEW</th> </tr> </thead> <tbody> <tr> <td colspan="3">Modernization or Replacement of:</td> </tr> <tr> <td>Broadview Elementary School</td> <td style="text-align: right;">\$17,217,000</td> <td style="text-align: right;">\$23,384,000</td> </tr> <tr> <td>Crescent Harbor Elementary School</td> <td style="text-align: right;">19,335,000</td> <td style="text-align: right;">23,562,000</td> </tr> <tr> <td>Olympic View Elementary School</td> <td style="text-align: right;">16,619,000</td> <td style="text-align: right;">23,414,000</td> </tr> <tr> <td>Oak Harbor Middle School</td> <td style="text-align: right;">29,753,000</td> <td style="text-align: right;">29,753,000</td> </tr> <tr> <td colspan="2">Total Current Project Costs (Modernization Only): .....</td> <td style="text-align: right;">\$82,924,000</td> </tr> <tr> <td colspan="2">Total Current Project Costs (Replacement Only):.....</td> <td style="text-align: right;">\$100,113,000</td> </tr> </tbody> </table>				MOD	NEW	Modernization or Replacement of:			Broadview Elementary School	\$17,217,000	\$23,384,000	Crescent Harbor Elementary School	19,335,000	23,562,000	Olympic View Elementary School	16,619,000	23,414,000	Oak Harbor Middle School	29,753,000	29,753,000	Total Current Project Costs (Modernization Only): .....		\$82,924,000	Total Current Project Costs (Replacement Only):.....		\$100,113,000
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<p>Future Projects Beyond Scope of the Master Plan:</p> <p>North Whidbey Middle School (eligible for state funding in 2029) District Administration Building Oak Harbor High School (eligible for state funding in 2039) District Stadium Facility</p>																										