



North Santiam School District

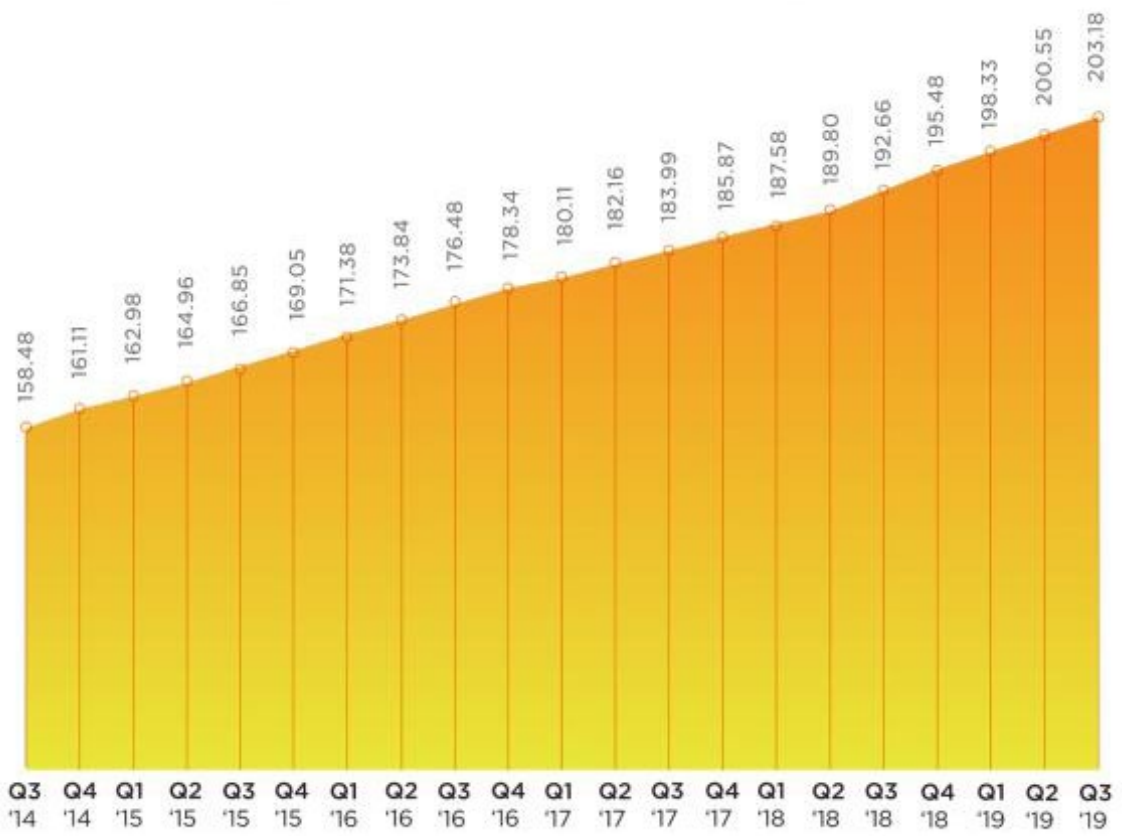
Long-Range Facility Planning Committee



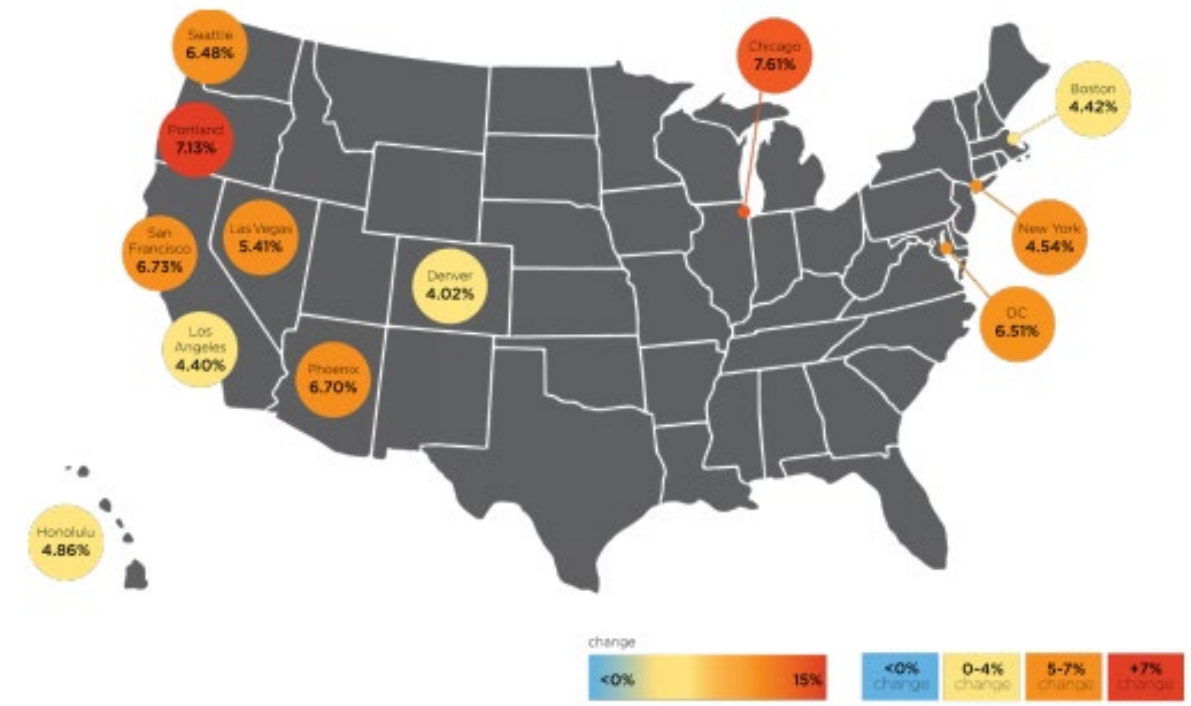
December 5, 2019

THE CONSTRUCTION MARKET: PAST & PRESENT

NATIONAL CONSTRUCTION COST INDEX
2014-present

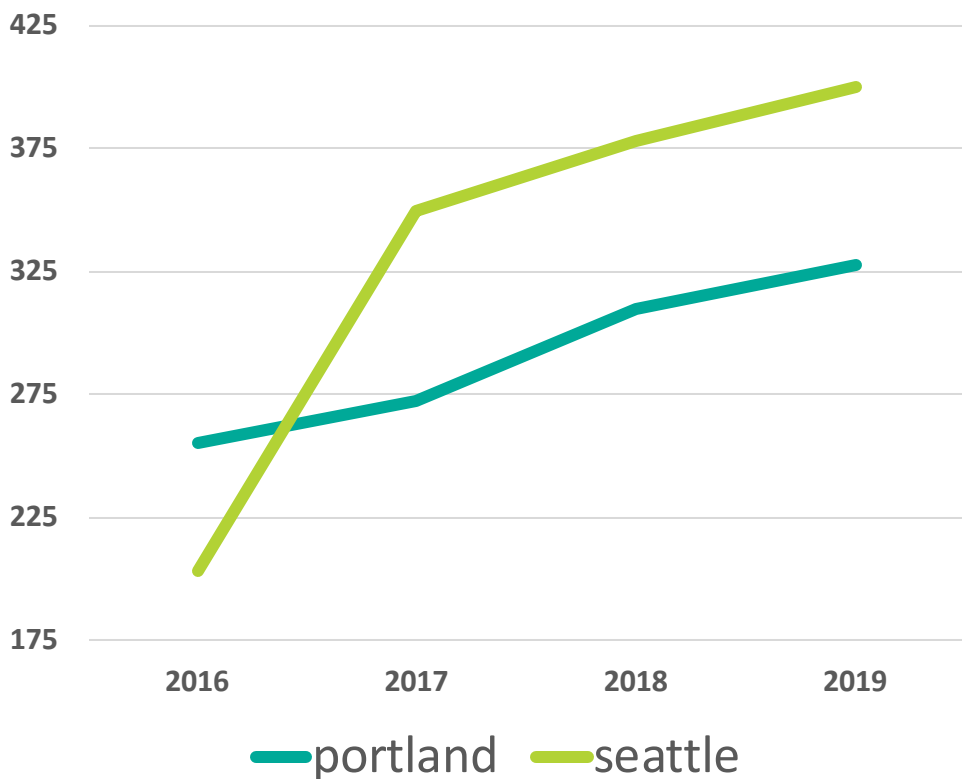


COMPARATIVE COST INDEX
2019 3RD QUARTER



THE CONSTRUCTION MARKET: PAST & PRESENT

AVERAGE K-12 COST \$/SF
2016 TO PRESENT

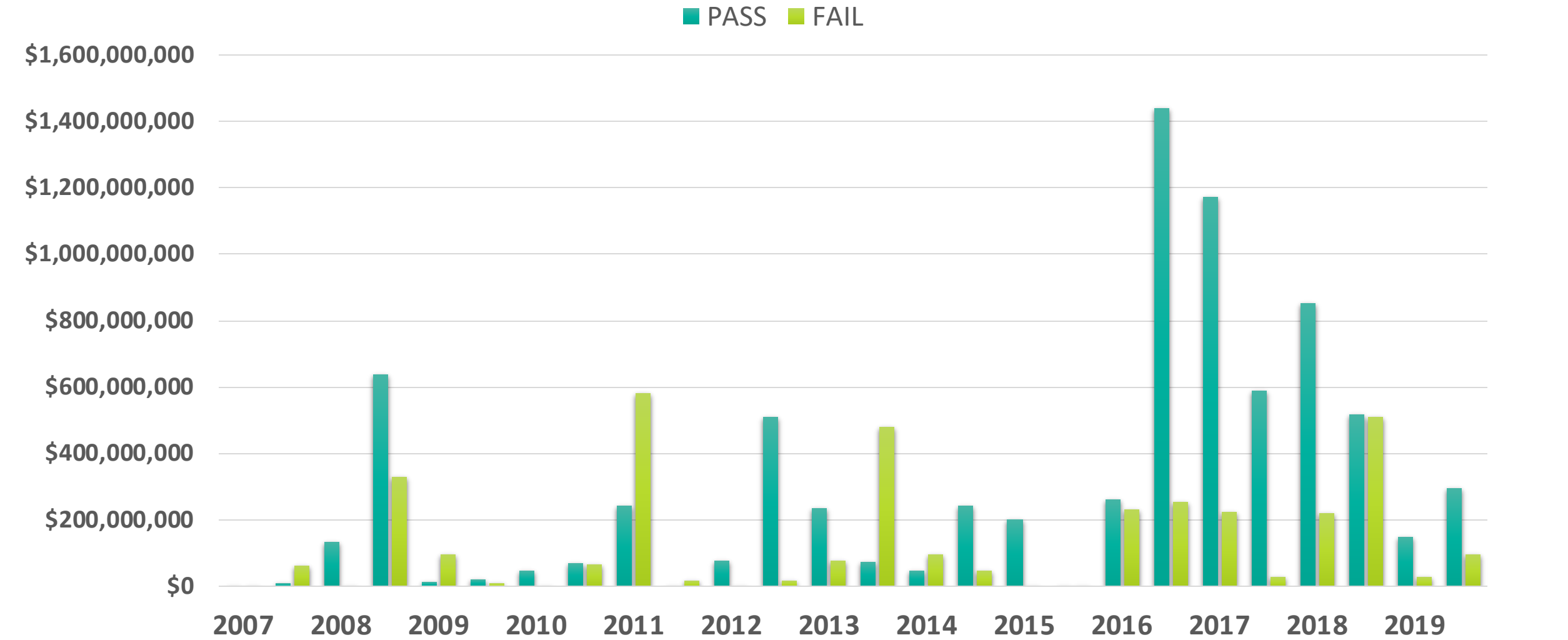


COST \$/SF
2019 3RD QUARTER

	EDUCATION					
	ELEMENTARY		HIGH SCHOOL		UNIVERSITY	
LOCATION	LOW	HIGH	LOW	HIGH	LOW	HIGH
USA						
Boston	320	430	340	450	350	500
Chicago	265	380	300	405	350	600
Denver	250	315	300	375	305	420
Honolulu	345	480	410	615	450	725
Las Vegas	180	315	250	455	275	455
Los Angeles	365	480	300	550	455	615
New York	375	500	400	530	400	600
Phoenix	190	320	250	400	300	450
Portland	290	360	305	365	330	465
San Francisco	350	430	350	460	450	620
Seattle	300	330	390	500	440	480
Washington, D.C.	300	400	325	420	350	500

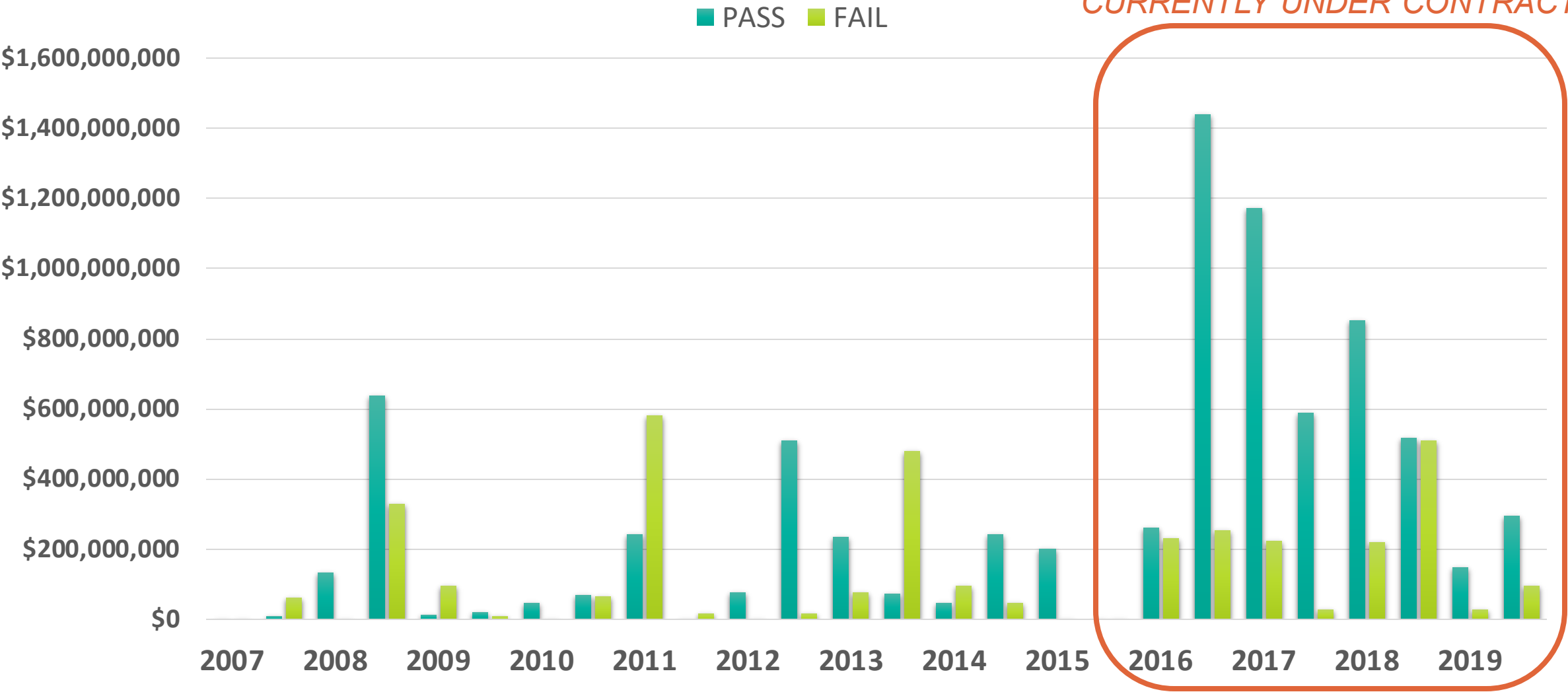


OREGON SCHOOL BONDS



OREGON SCHOOL BONDS

\$5,283,881,925
CURRENTLY UNDER CONTRACT



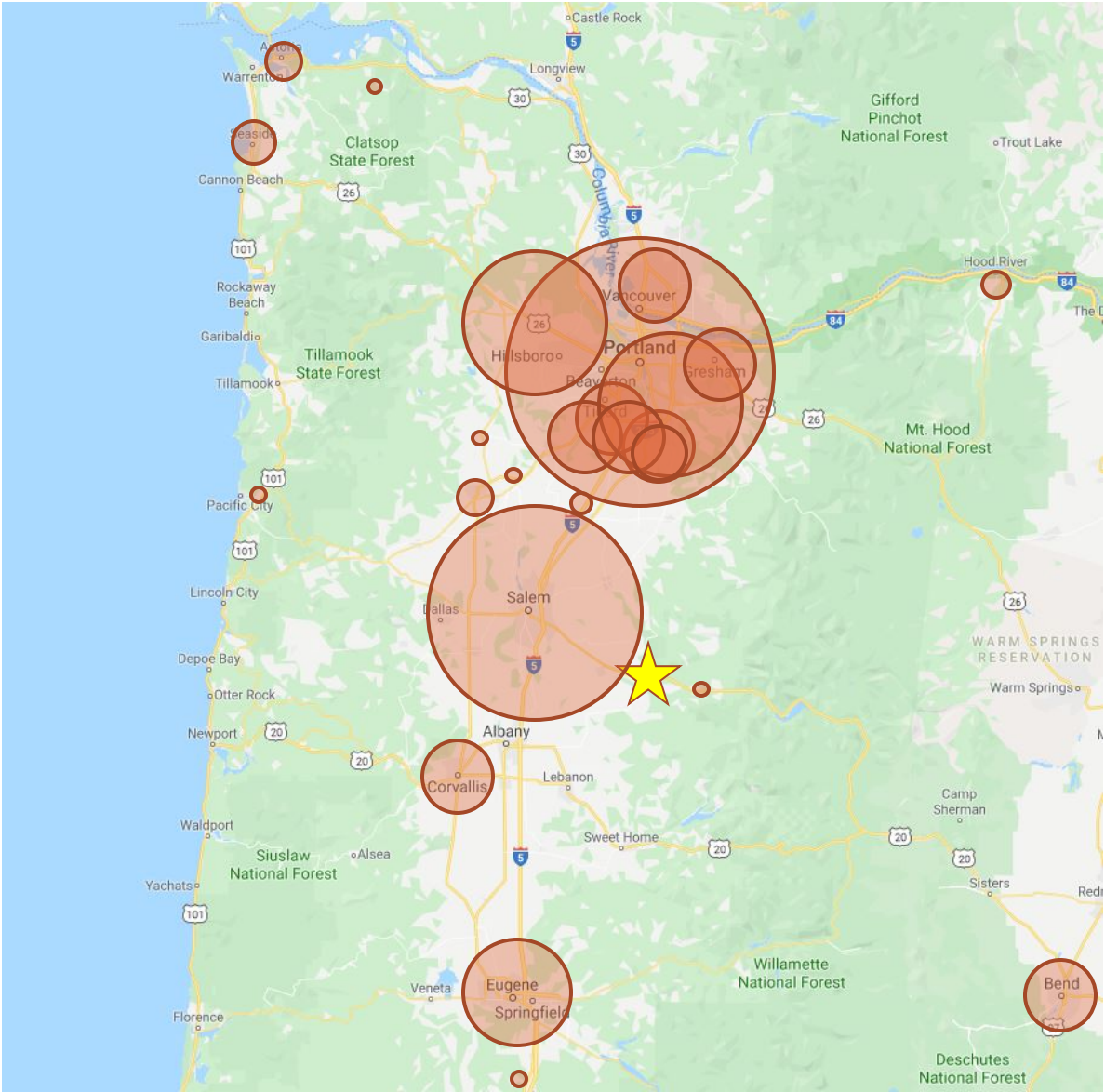
REGIONAL SCHOOL CONSTRUCTION

2019

West Linn-Wilsonville	206.8
Dayton	11.0
North Lake	5.0
Santiam Canyon	17.9

2018

Astoria	70.0
Eugene	319.3
Oregon City	158.0
Warrenton-Hammond	38.5
Corvallis	199.9
Harrisburg	8.9
Nestucca	25.7
Salem-Keizer	619.7



2017

Hillsboro	408.0
N. Marion	42.2
Bend	268.3
Lake Oswego	187.0
Portland	790.0
Tillamook	4.0
Vernonia	6.8

2016

Crow	4.0
Gresham-Barlow	291.2
Monroe	6.0
N. Clackamas	433.0
Seaside	99.7
Sherwood	247.5
St. Helens	49.6
Tigard-Tualatin	291.3
Gaston	12.0
Hood River	57.2
Junction City	14.6
Mapleton	4.0
McMinnville	89.4
Yamhill-Carlton	14.2
South Lane	35.9



REGIONAL SCHOOL CONSTRUCTION



OSCIM Program Pre-Election Commitment Results for May 2020

- Centennial
- Harney County
- Baker
- Pilot Rock
- Sutherlin
- Perrydale
- North Santiam
- Roseburg
- Canby
- Newberg (waiting list)
- Estacada (waiting list)



EXPLANATION OF PROJECT COSTS

Construction Cost The value paid to the general contractor to complete the project. In the case of a competitive hard-bid project, this is synonymous with the “bid price”.

Soft Costs The costs paid to administer the project including, but not limited to: jurisdictional permits, survey and special inspections consultants, project management, design services, furniture fixtures & equipment, and construction contingencies.

Total Project Cost = Construction Cost + Soft Cost

Typically, a project budget is about 67% Construction Cost, 33% Soft Cost depending on scale and complexity.



MASTER PLANNING



MASTER PLANNING – Mari Linn Elementary

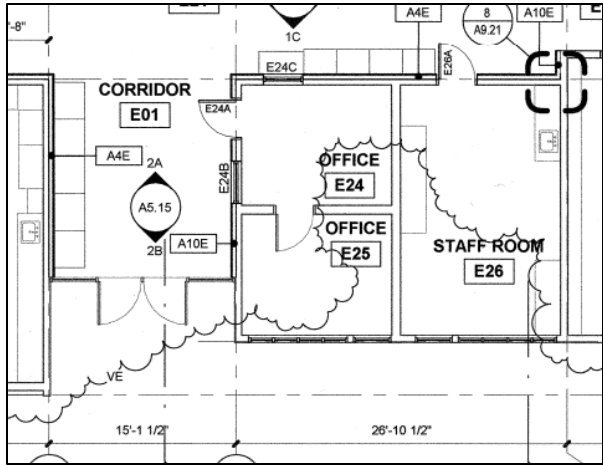
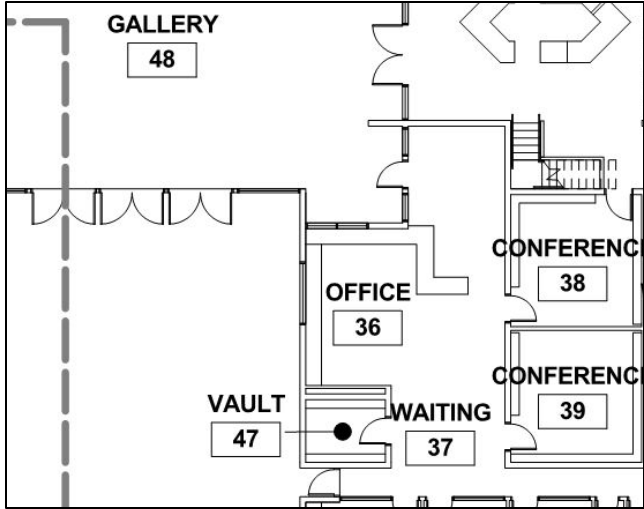
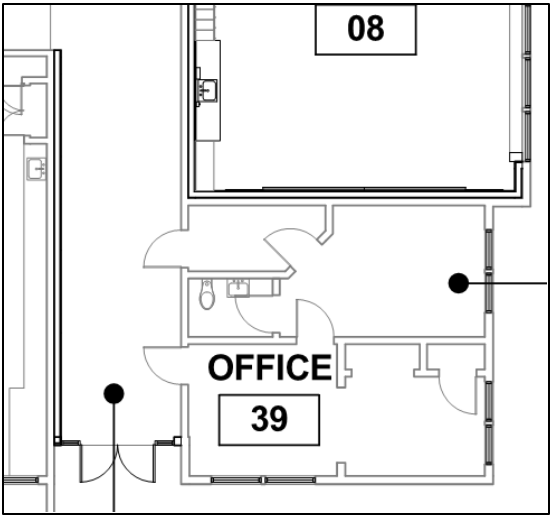
2 NEW CLASSROOMS & SUPPORT SPACES	\$1,923,437
NEW COVERED PLAY AREA	\$954,844
KITCHEN EXPANSION	\$267,356
SECURE ENTRY VESTIBULE	\$336,105

TOTAL	\$3,481,742
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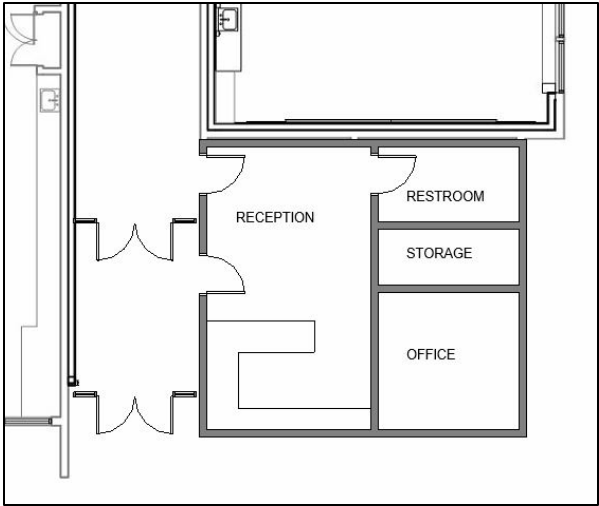


MASTER PLANNING – Security Vestibules

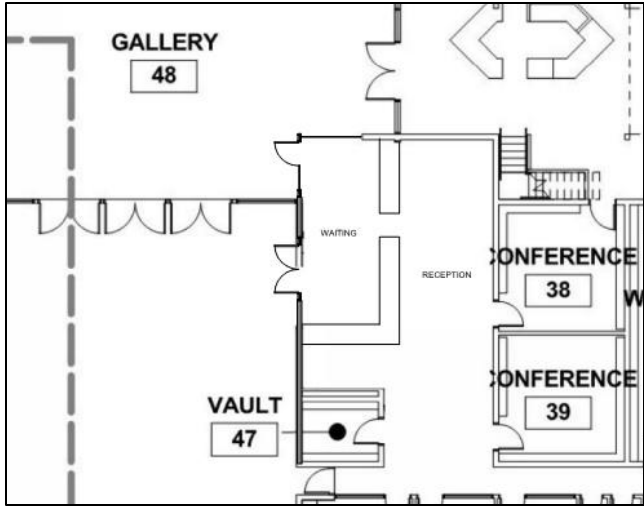
EXISTING



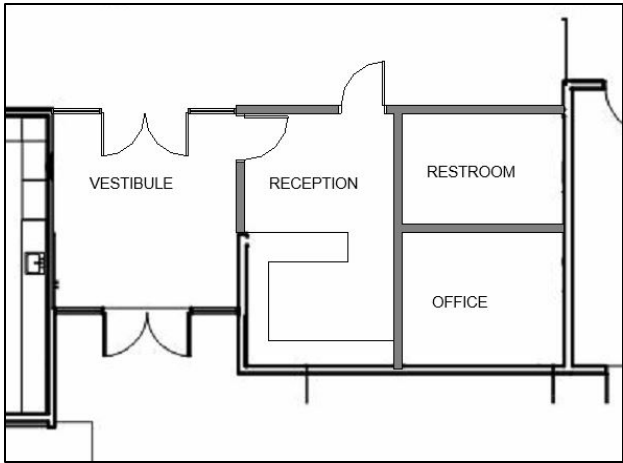
REMODEL



Mari Linn



Stayton Middle



Sublimity Elementary



MASTER PLANNING – Stayton Middle & Intermediate

4 NEW CLASSROOMS & SUPPORT SPACES	\$3 037 625
NEW COVERED ½-COURT	\$702,765
ADDED PARKING & STORMWATER	\$763,875
SECURE ENTRY VESTIBULE FOR MIDDLE SCHOOL	\$504,158
SECURE ENTRY VESTIBULE FOR INTERMEDIATE SCHOOL	\$504,158

TOTAL	\$5,512,580
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MASTER PLANNING – Stayton HS Stadium

NEW COVERED STADIUM FOR 1,200 SPECTATORS. INCLUDES PRESSBOX.	\$1,663,720
CONCESSIONS & TICKETBOOTH	\$259,437

TOTAL	\$1,923,437
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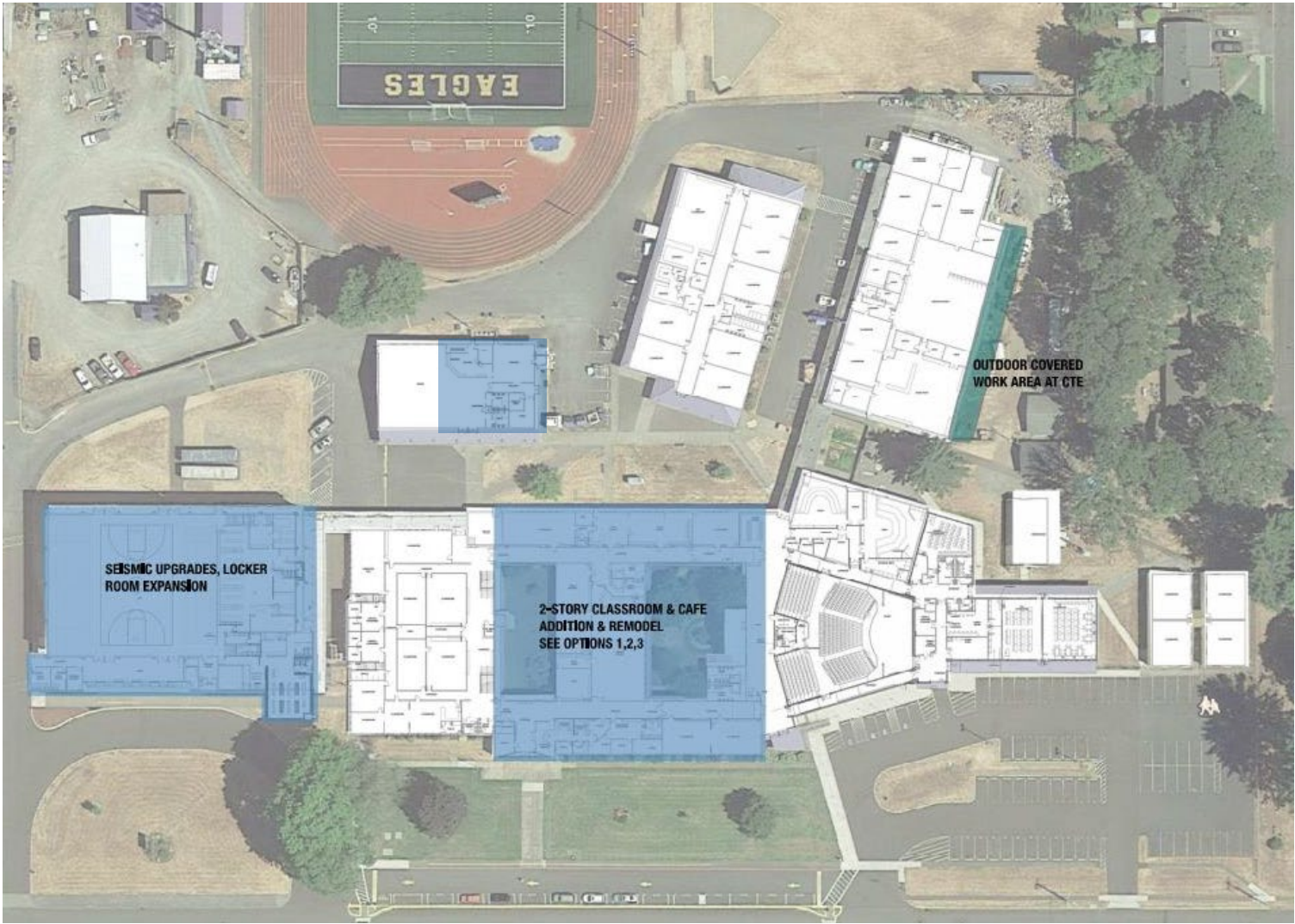
MASTER PLAN SCOPE

1. DEMO EXISTING STADIUM
2. NEW COVERED STADIUM FOR 1,200 SPECTATORS W/ PRESSBOX
3. CONCESSIONS/TICKETBOOTH



MASTER PLANNING – Stayton HS Overall

8 CLASSROOMS AND MEDIA CENTER / CAFÉ ADDITION / REMODEL INCLUDING MECHANICAL UPGRADES AND NEW BOILER.	\$21,856,297
NEW COVERED AREA AT CTE	\$229,163
SECURE ENTRY VESTIBULE	\$134,442
SEISMIC UPGRADES TO MAIN GYM	\$4,575,611
LOCKER ROOM EXPANSION AND NEW FIRE SPRINKLER	\$1,749,274
KITCHEN REMODEL AND COMMUNITY USE SPACE	\$458,325
TOTAL	\$29,003,112

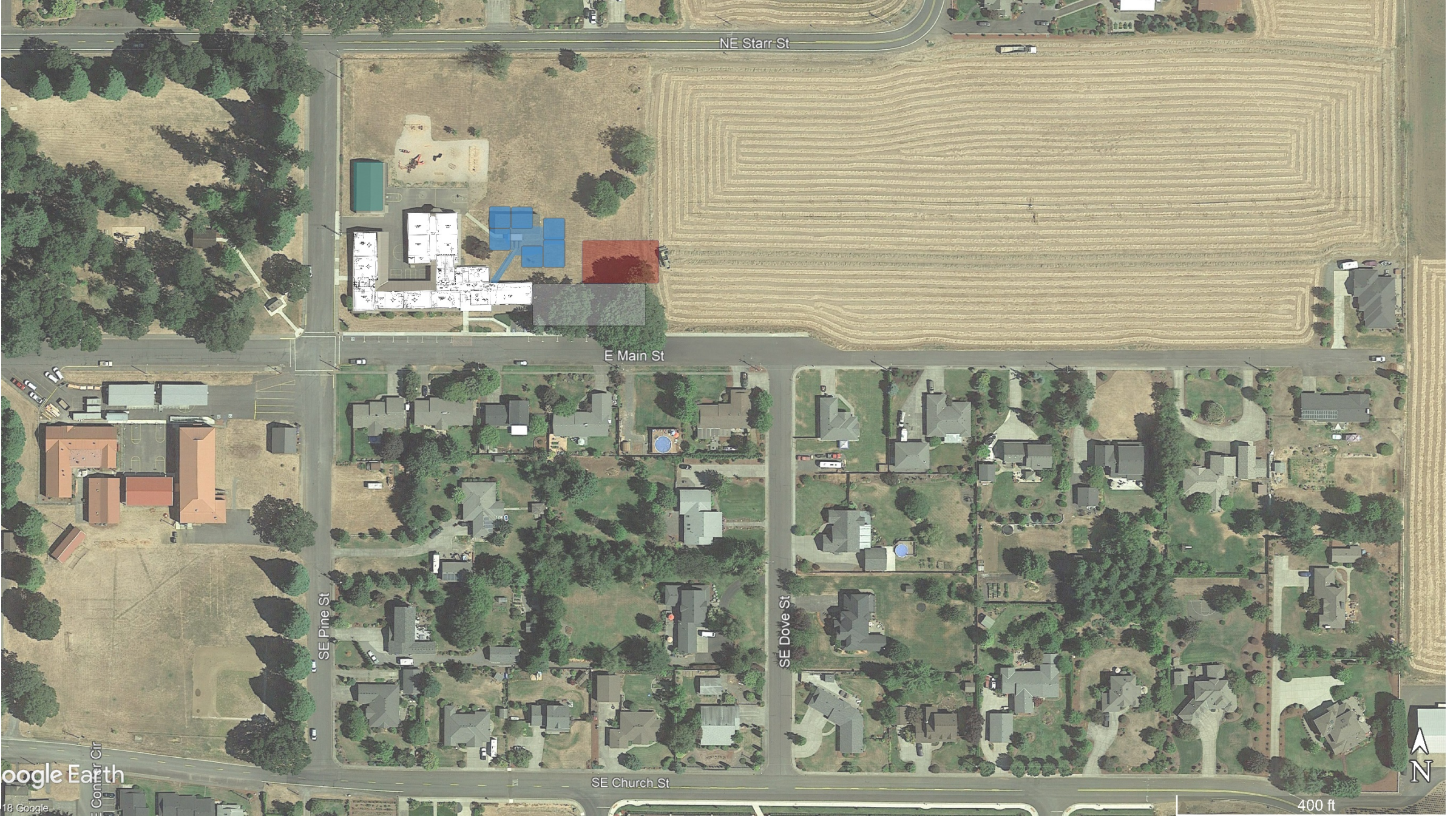


MASTER PLANNING – Sublimity Elementary

5 NEW CLASSROOMS + 1 NEW MAKERSPACE WETLAB	\$3 037 625
ADDED PARKING & STORMWATER	\$702,765
COVERED PLAY UPGRADES / REPAIR	\$763,875
SECURE ENTRY VESTIBULE	\$504,158

TOTAL ELEMENTARY	\$6,048,209
TOTAL MIDDLE SCHOOL MULTIPURPOSE BUILDING	\$4,870,849





Google Earth

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Next Steps

