

Citizens' Facility Advisory Committee

October 4th, 2022

Orting School District

NAC



AGENDA

- Permitting Update
- HS Masterplan Update
- New Orting Elementary School Update
- PTR Addition Update
- Review and Confirm Bond Priorities

Permitting

Permitting Process



High School Master Plan

Phase 1 – High School

Maximum Possible – \$50M = 50,000 sf

What are our priorities for the 50,000 sf ?

Option A:

250 - 300 student capacity addition of Classrooms, CTE, Gym/Wrestling

Option B:

500 student capacity addition of Classrooms, CTE

Option C:

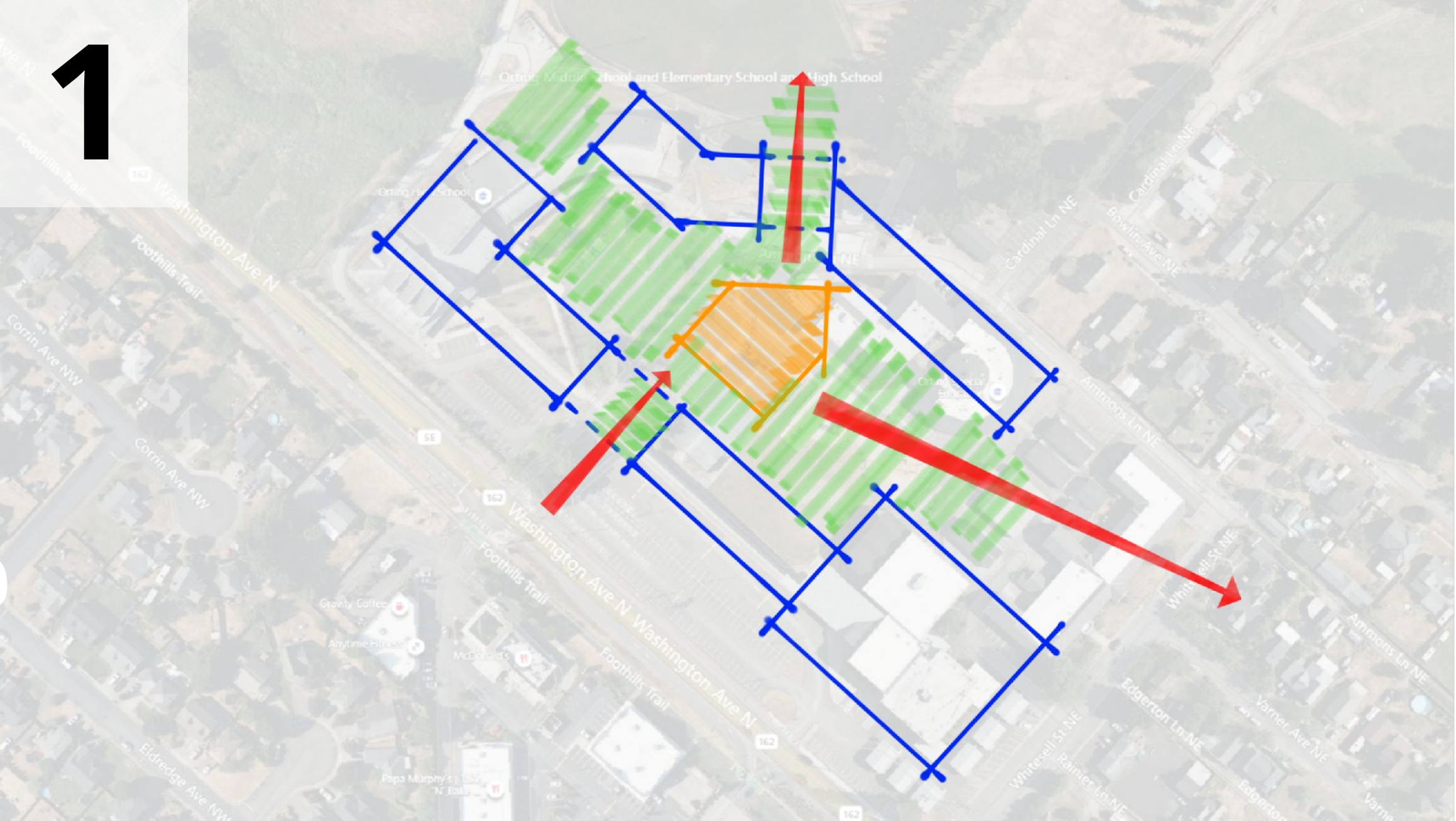
300 student capacity addition of Classrooms, CTE, Commons/Kitchen

Option D:

150 student capacity addition of Classrooms, Commons/Kit, Gym/Wrestling

High School

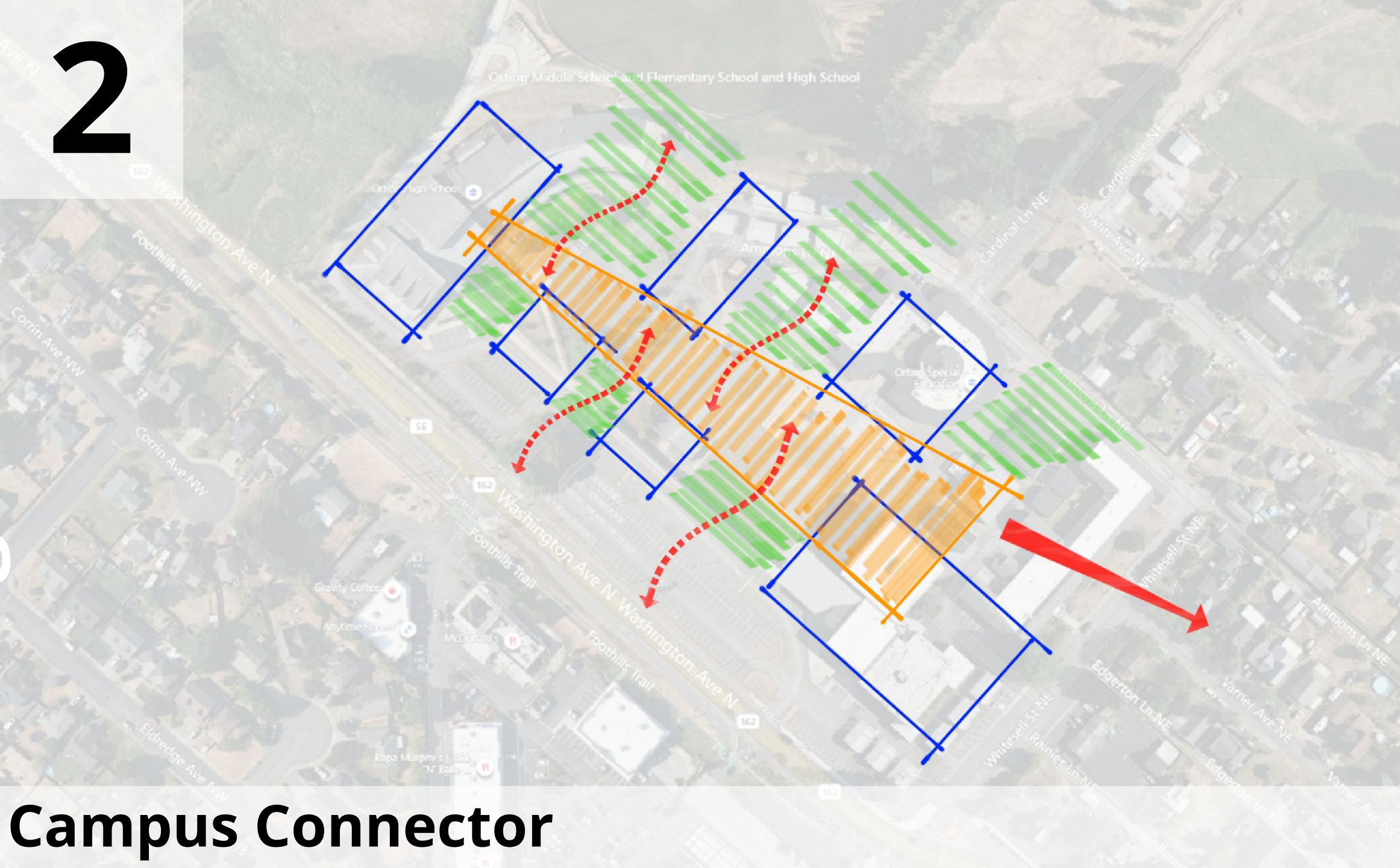
1



Campus Green

High School

2



Campus Connector

Summary from meetings with HS staff in June and September

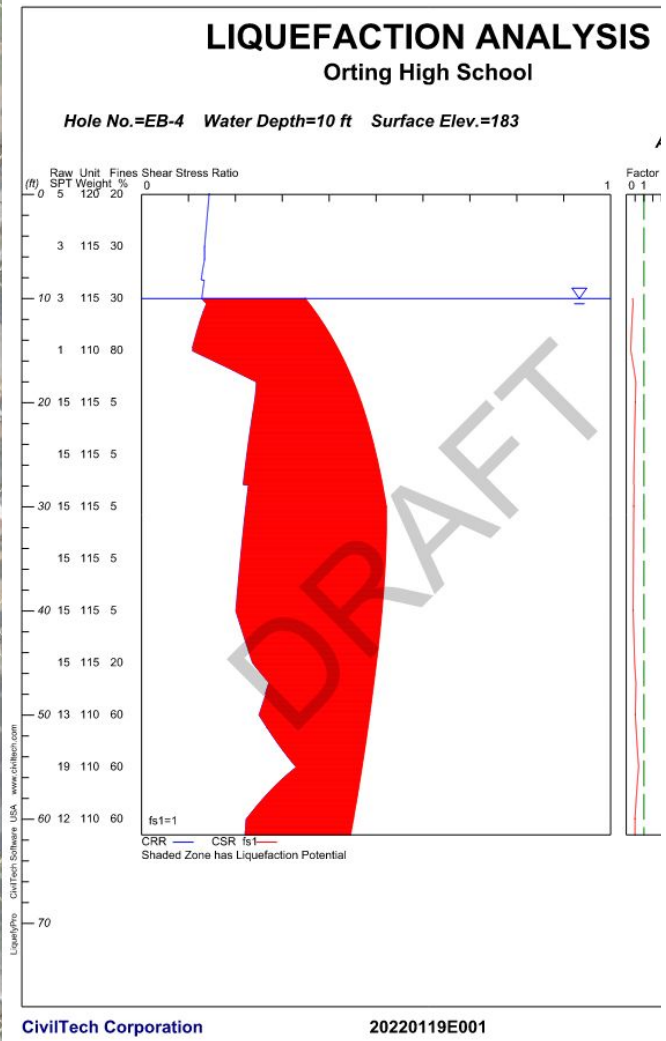
Priorities:

1. New Flexible Science Labs, including Health Sciences
2. Career Tech Labs (Robotics/Computers in new Maker Space)
3. New Main Gymnasium
4. New Wrestling Room (2.5 mats + bleachers)

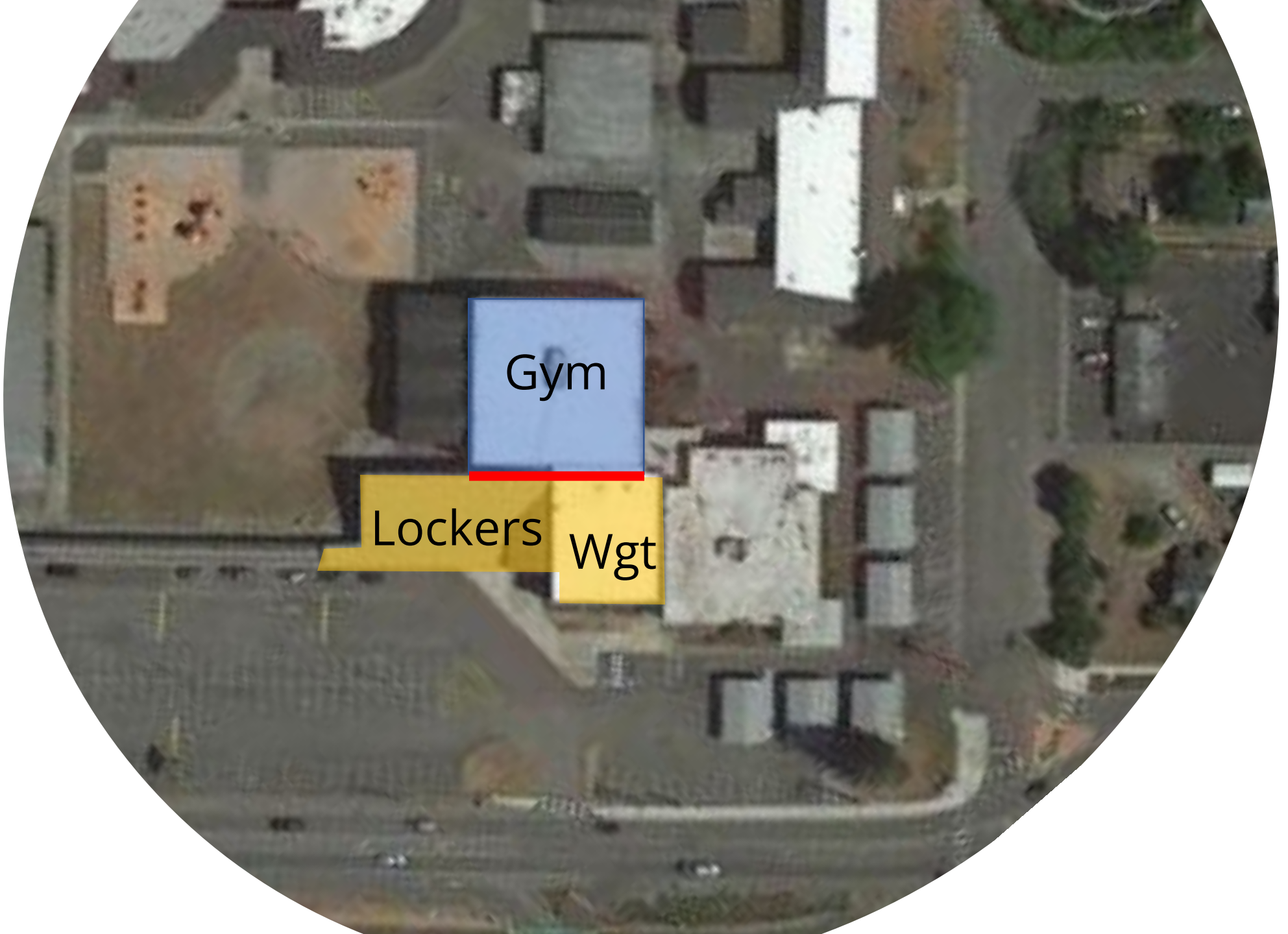
Other Considerations

1. Athletic Locker Expansion can occur in Phase 2
2. Can we keep any of the 6 portables located near the gym area during construction?
3. Main Entry / Administration would eventually be located in the middle of campus and would therefore be part of Phase 2 construction most likely.
4. Phase 1 to work with multiple versions of Phase 2

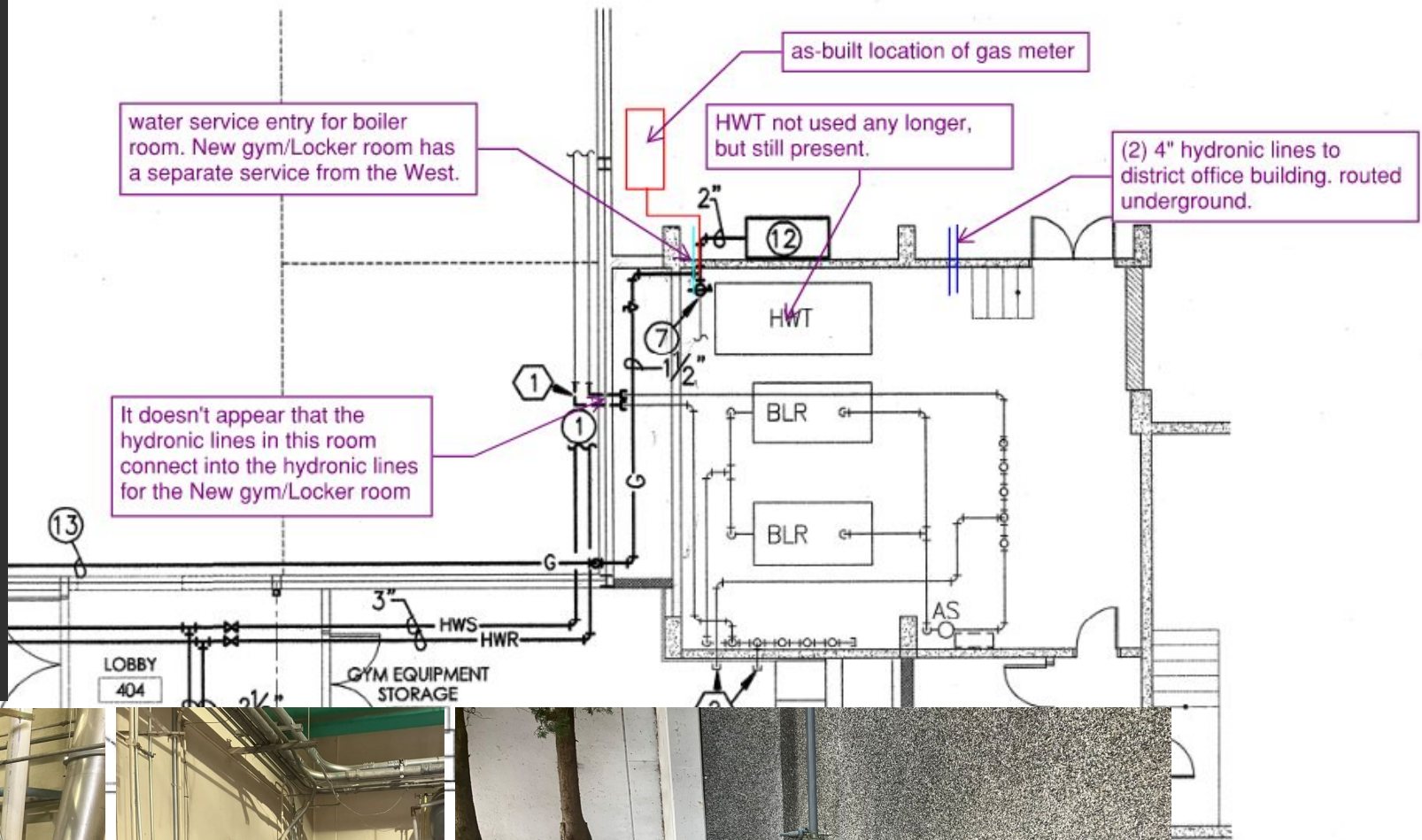
Site Analysis



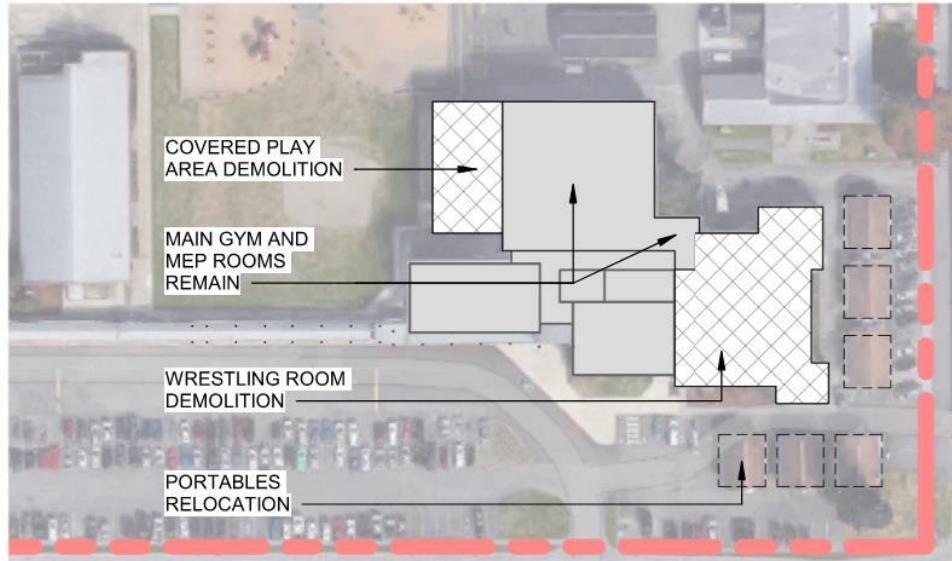
Site Analysis



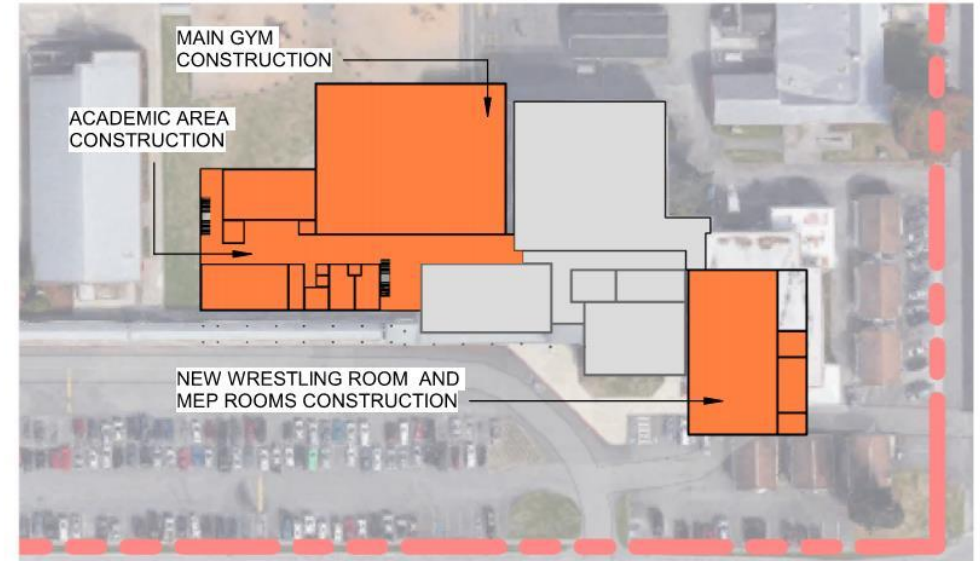
Site Analysis



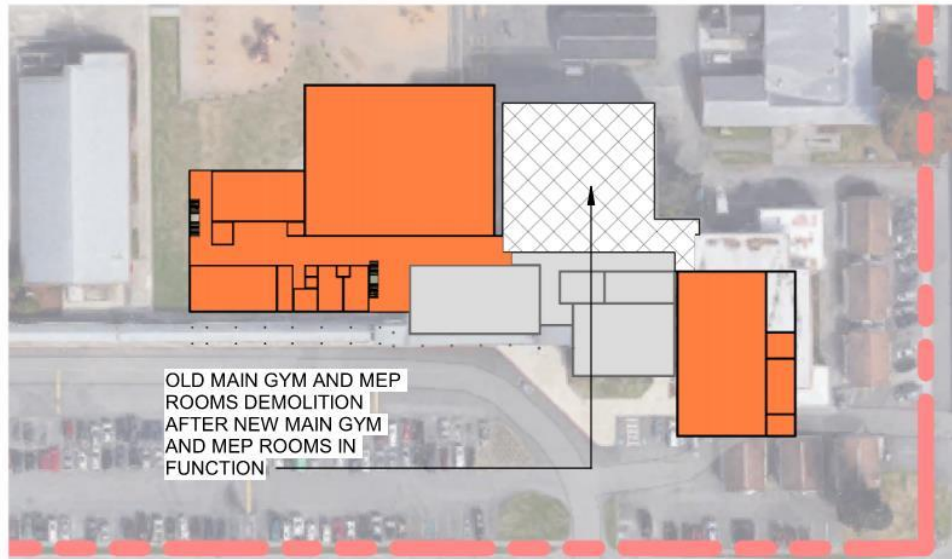
HS Phase 1 Add



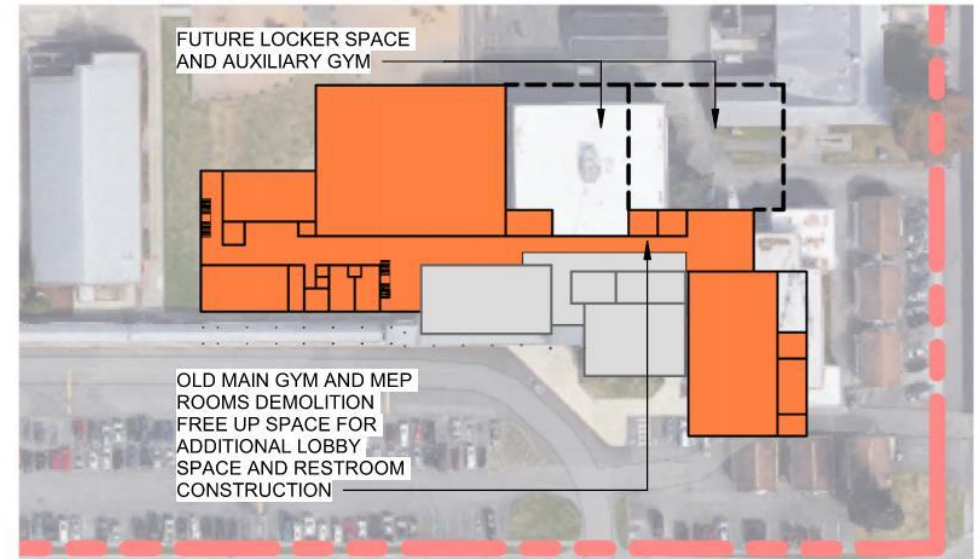
1 PHASE ONE STEP 01
Scale: 1" = 100'-0"



2 PHASE ONE STEP 02
Scale: 1" = 100'-0"

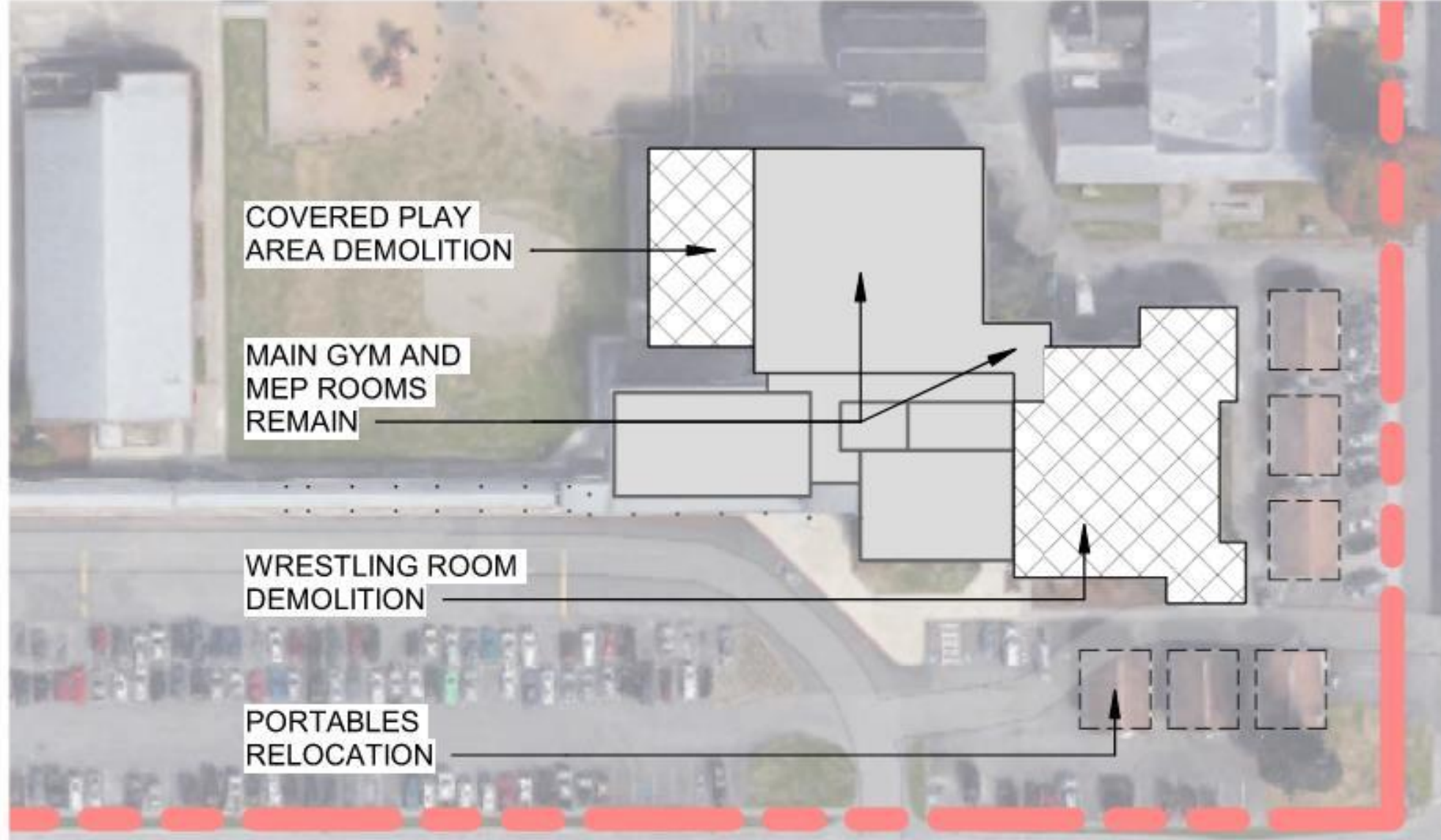


3 PHASE ONE STEP 03
Scale: 1" = 100'-0"



4 PHASE ONE COMPLETE
Scale: 1" = 100'-0"

HS Phase 1 Add

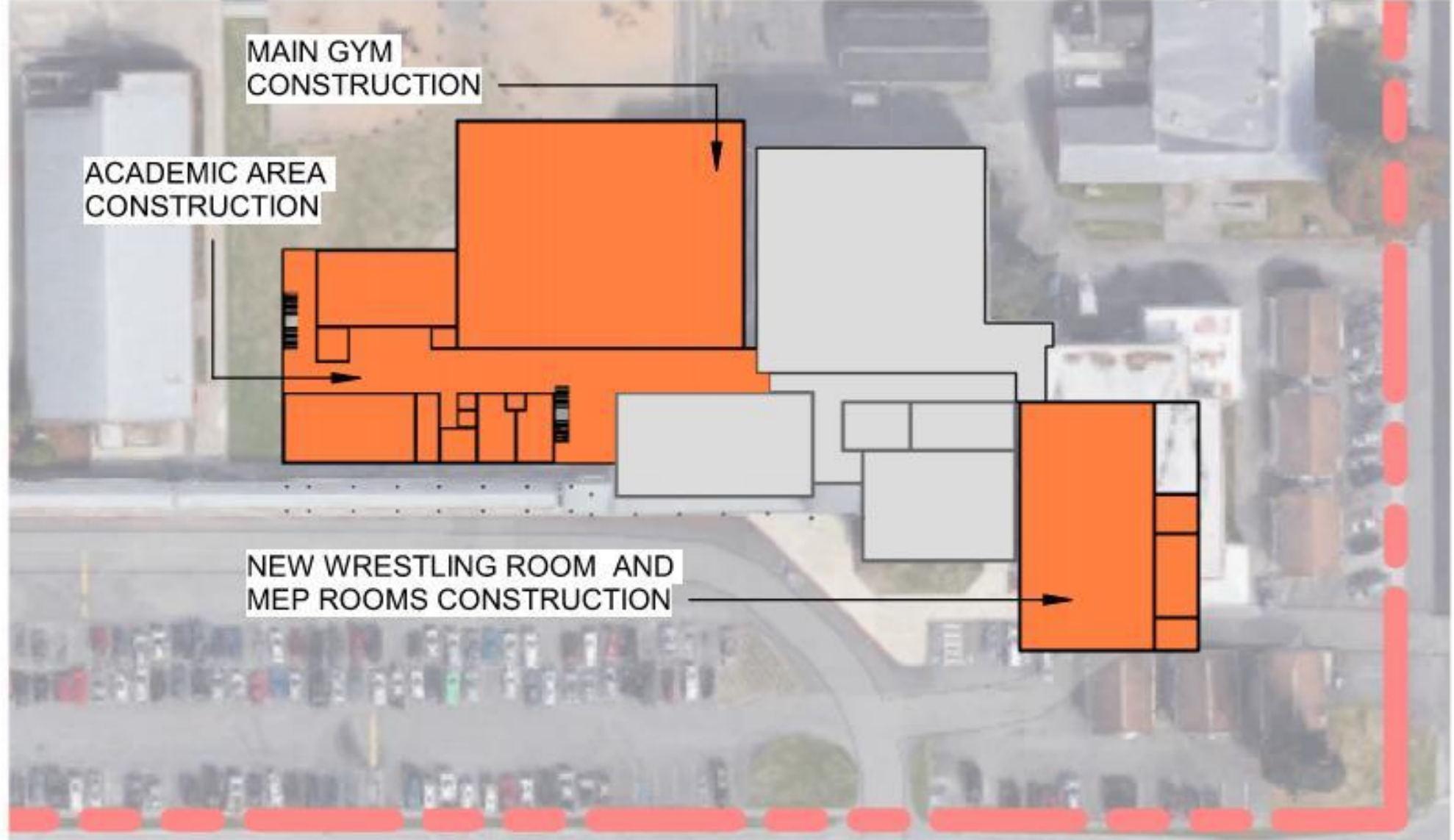


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PHASE ONE STEP 01

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HS Phase 1 Add

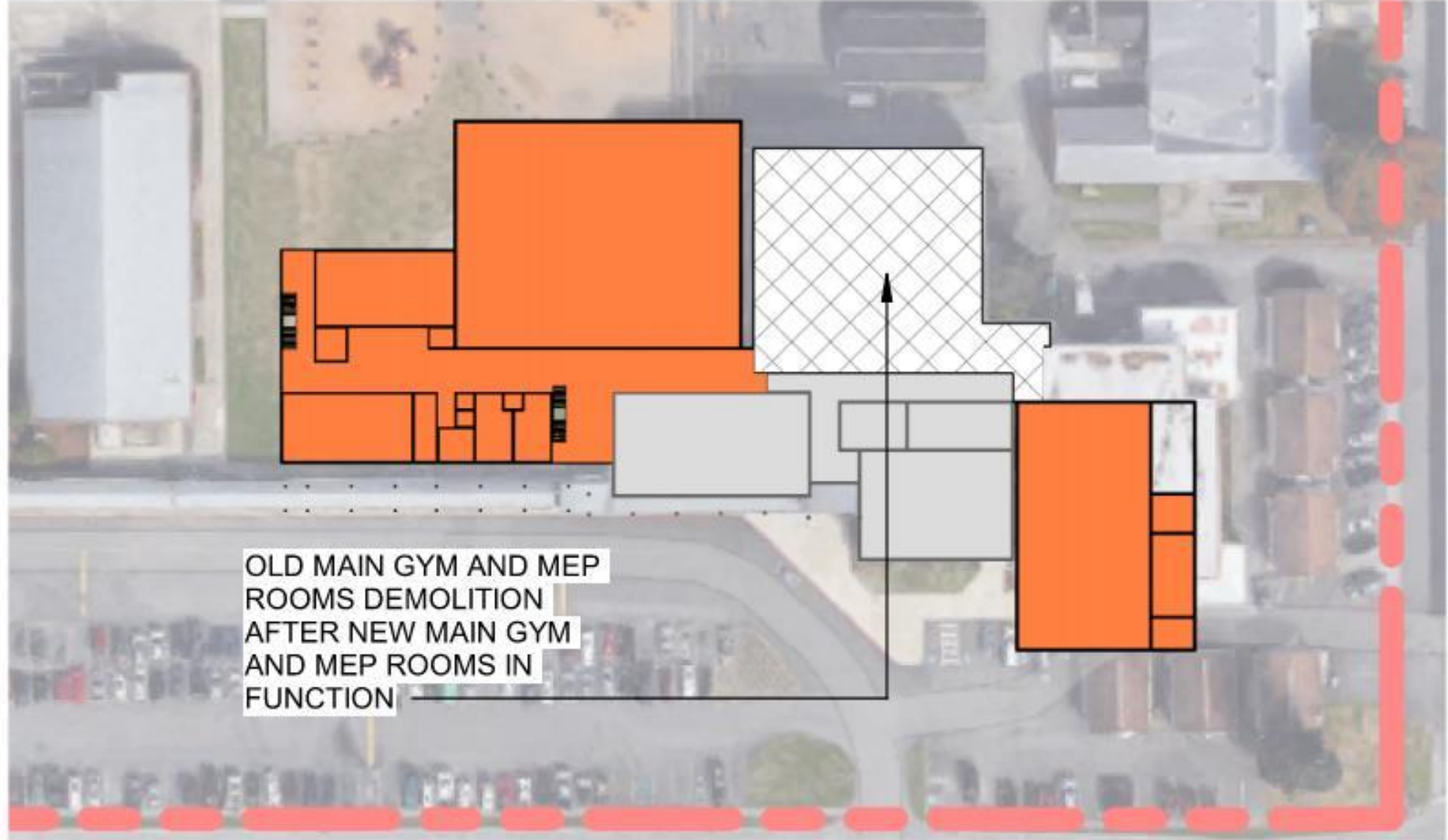


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PHASE ONE STEP 02

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HS Phase 1 Add

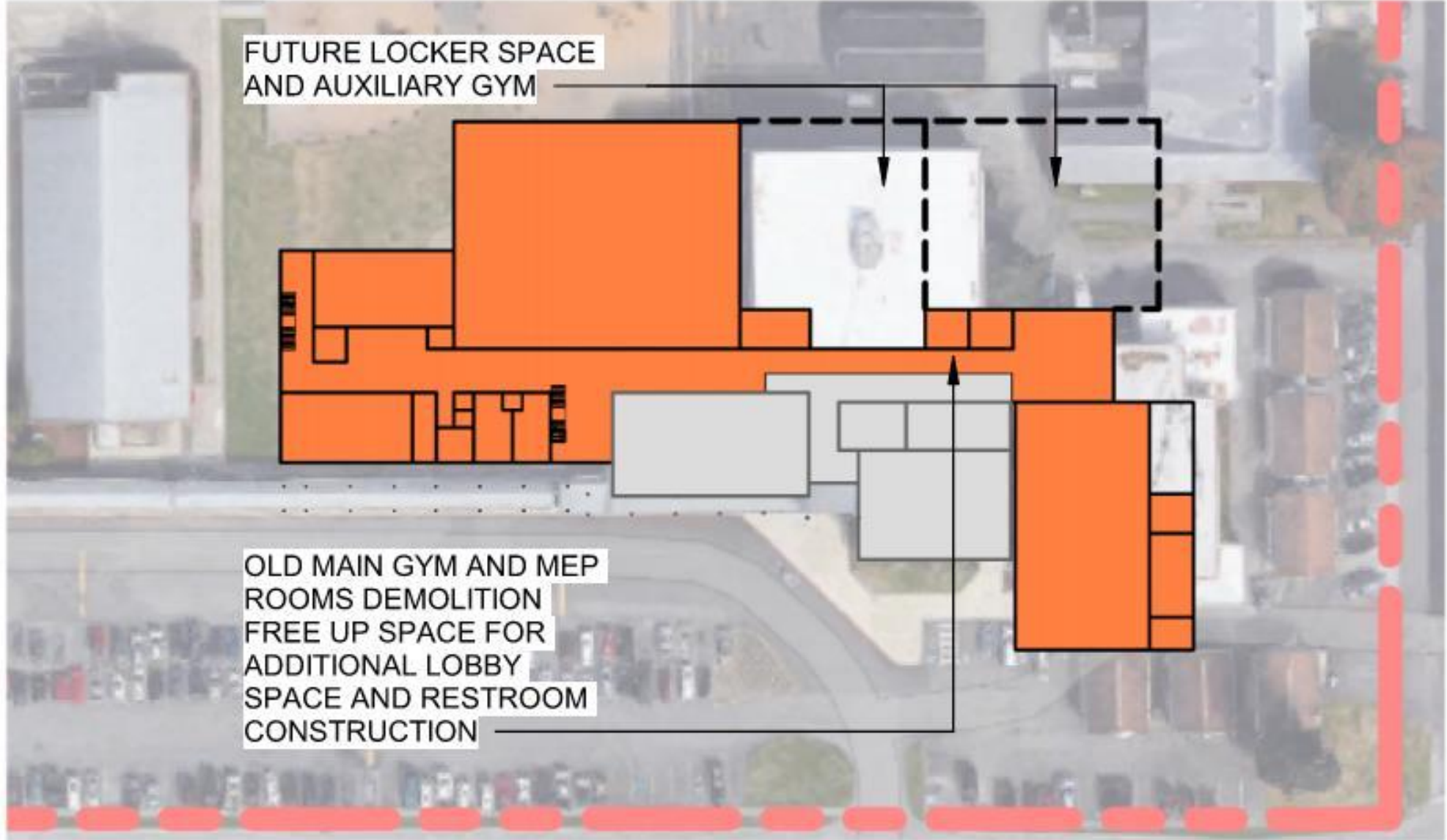


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PHASE ONE STEP 03

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HS Phase 1 Add

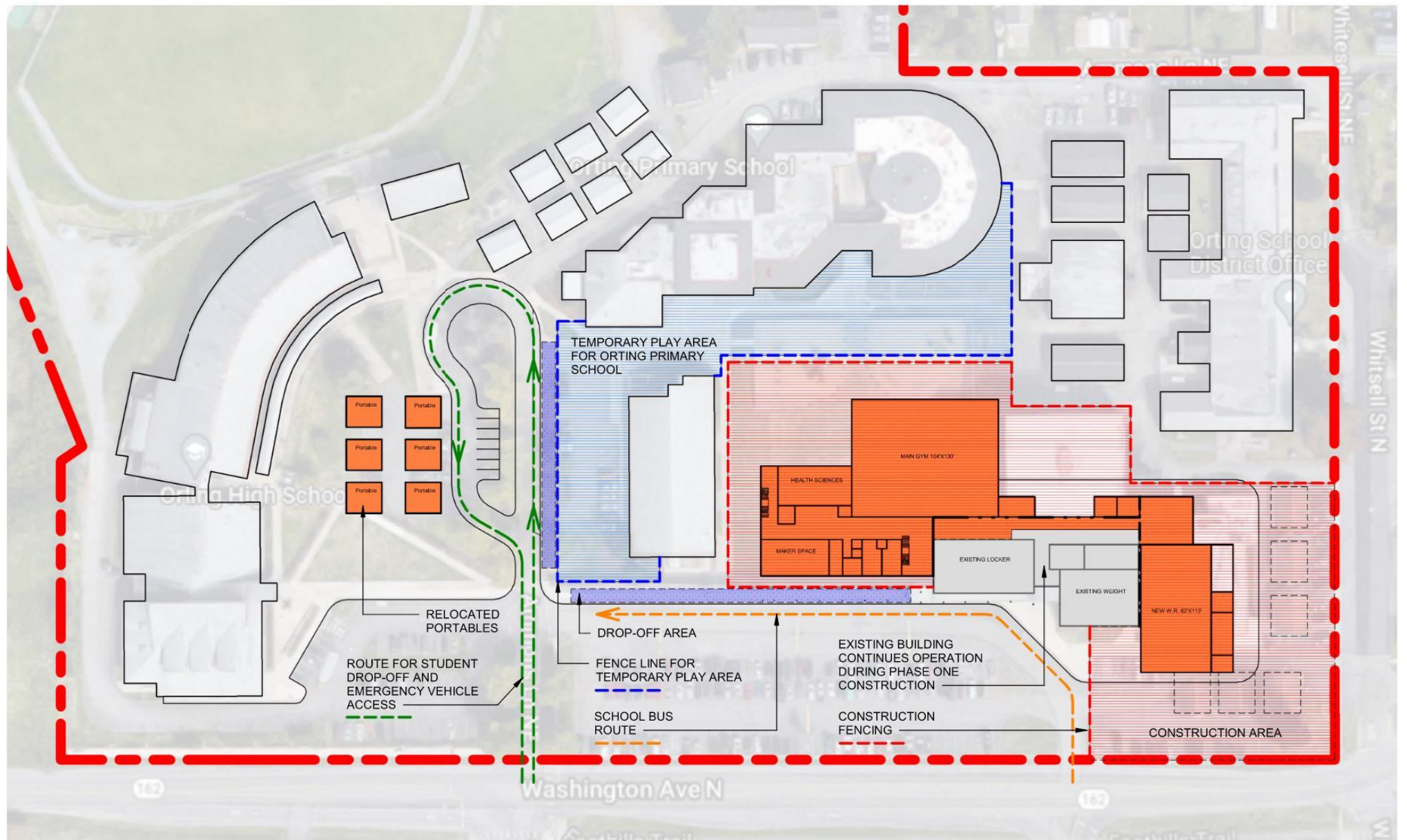


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PHASE ONE COMPLETE

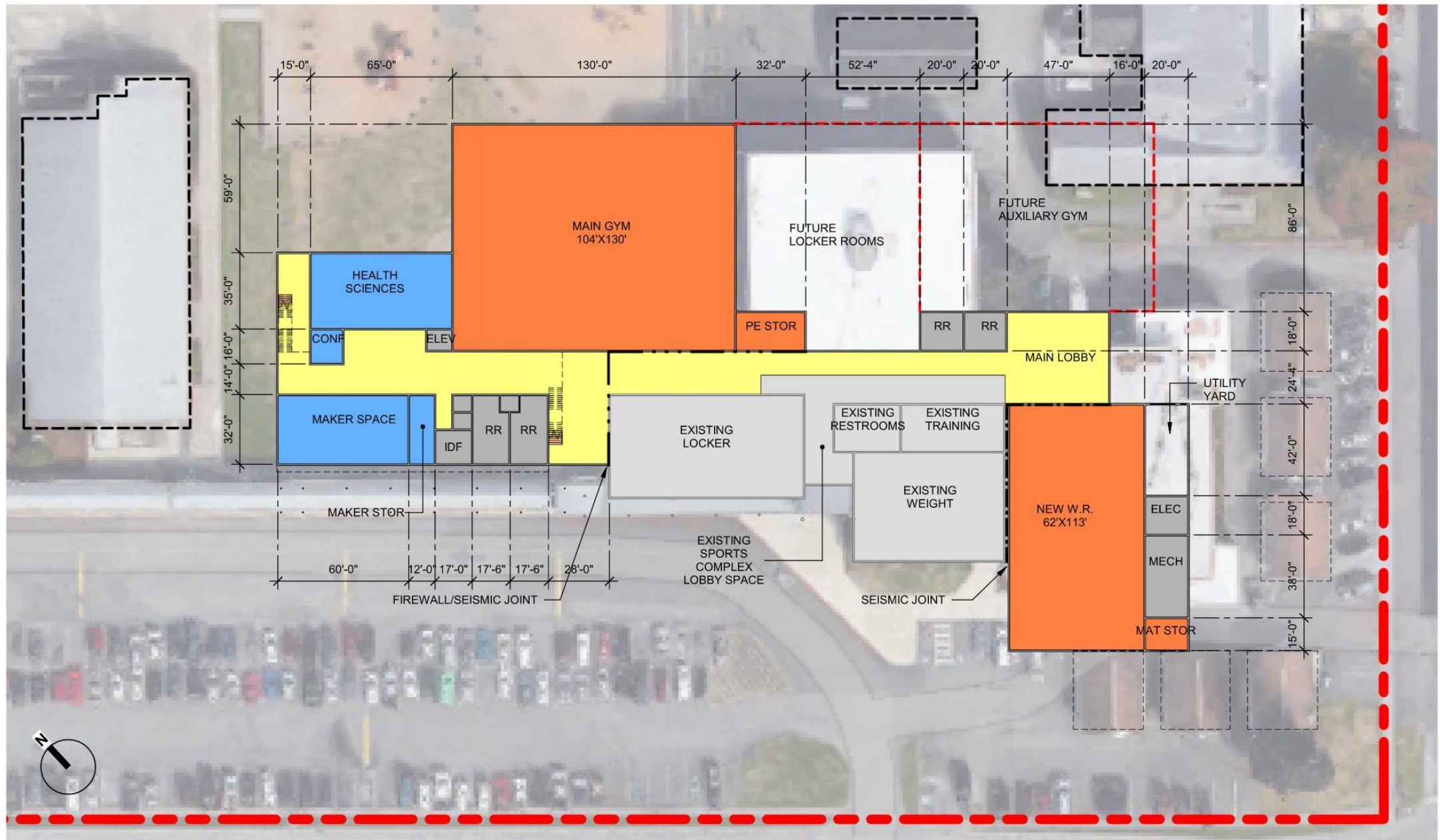
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HS Phase 1 Add



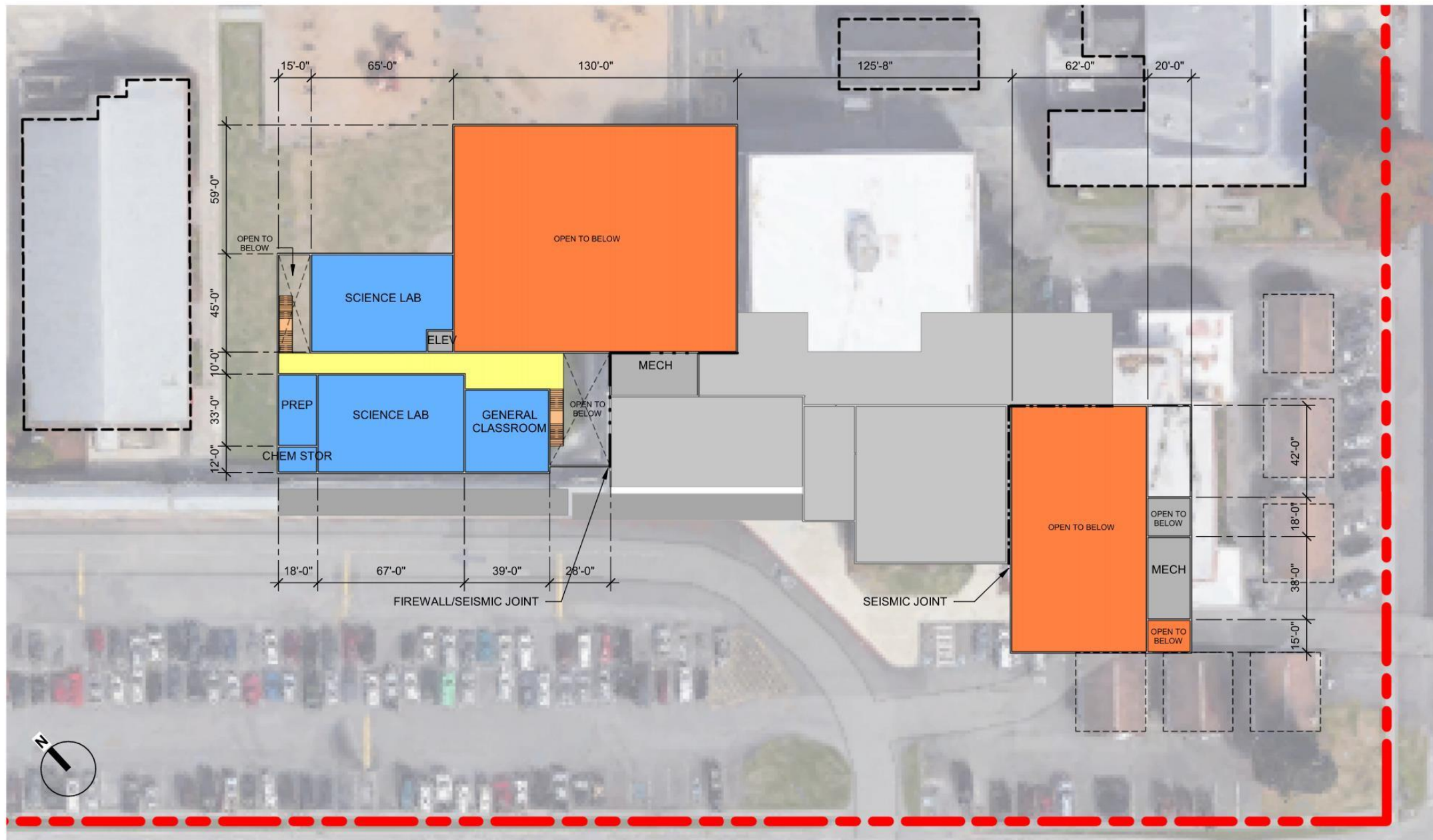
1 PHASE ONE DIAGRAM
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HS Phase 1 Add



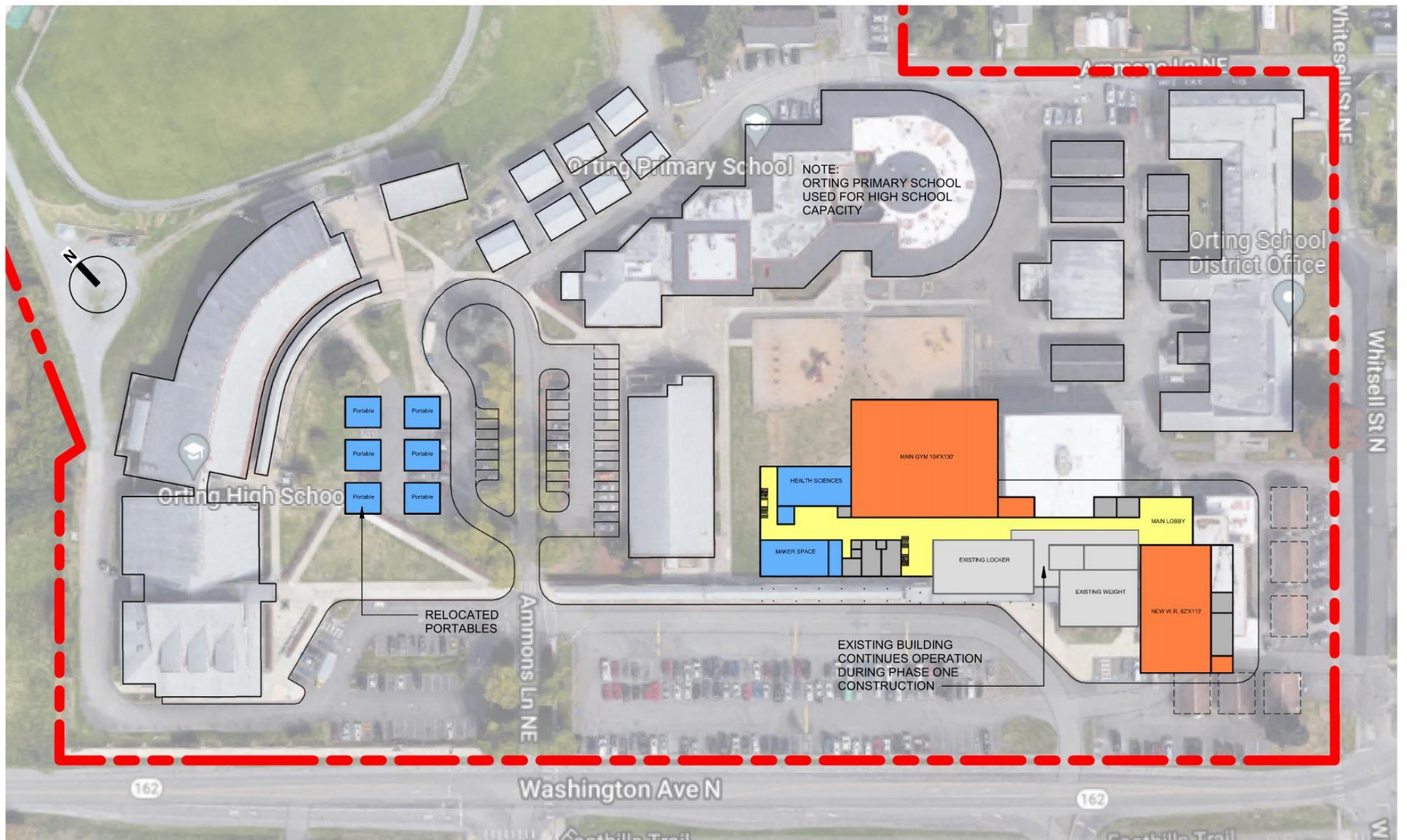
1 PHASE ONE L1 DIAGRAM
Scale: 1" = 40'-0"

HS Phase 1 Add



1 PHASE ONE L2 DIAGRAM
Scale: 1" = 40'-0"

HS Phase 1 Add



1

PHASE ONE SITE PLAN

Scale: 1" = 80'-0"

HS Phase 1 Add



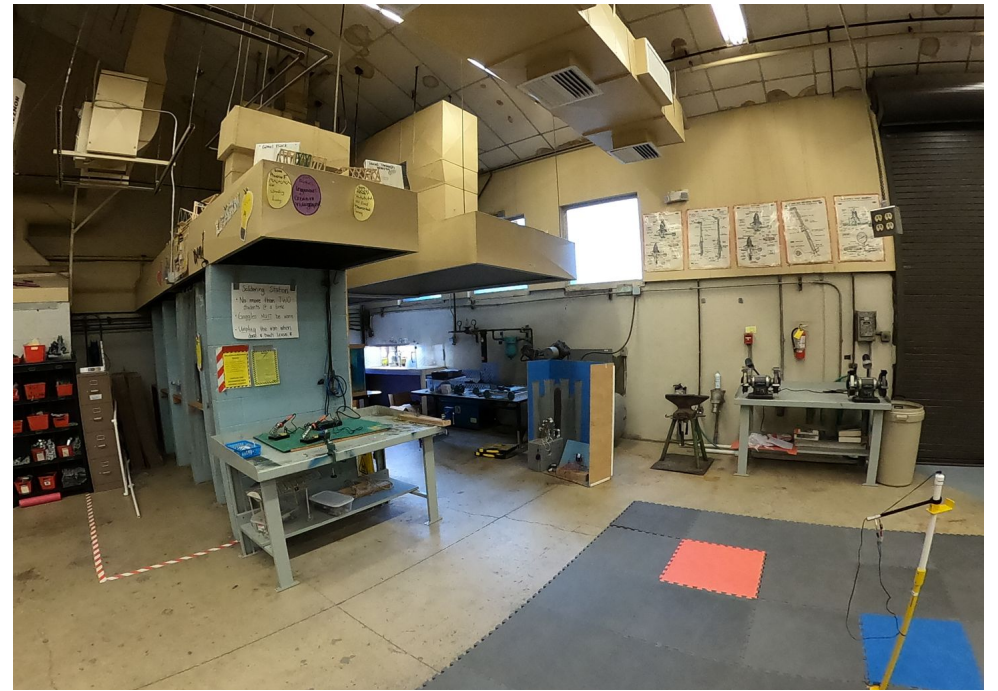
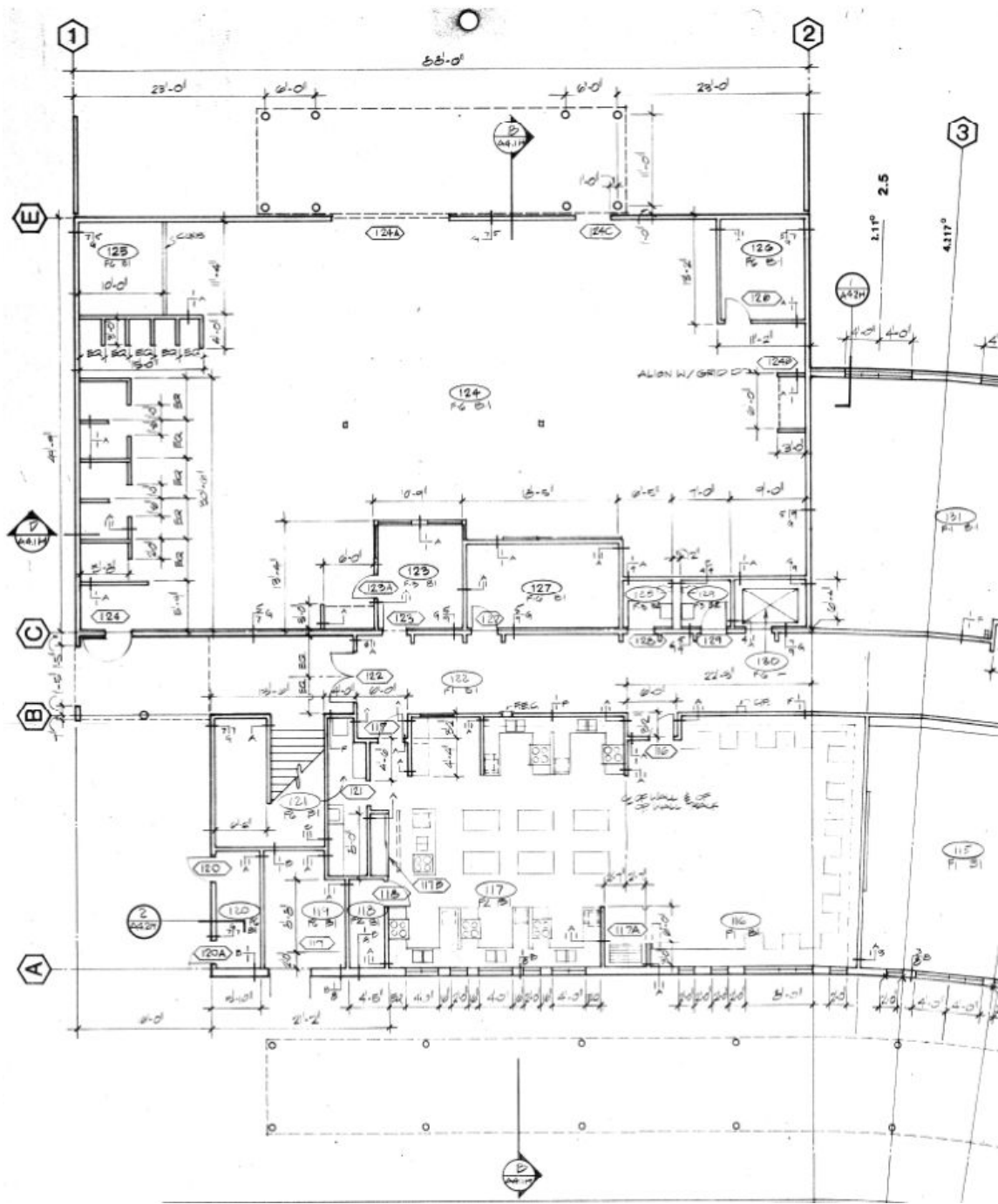
WRESTLING ROOM ILLUSTRATION

HS Phase 1 Add

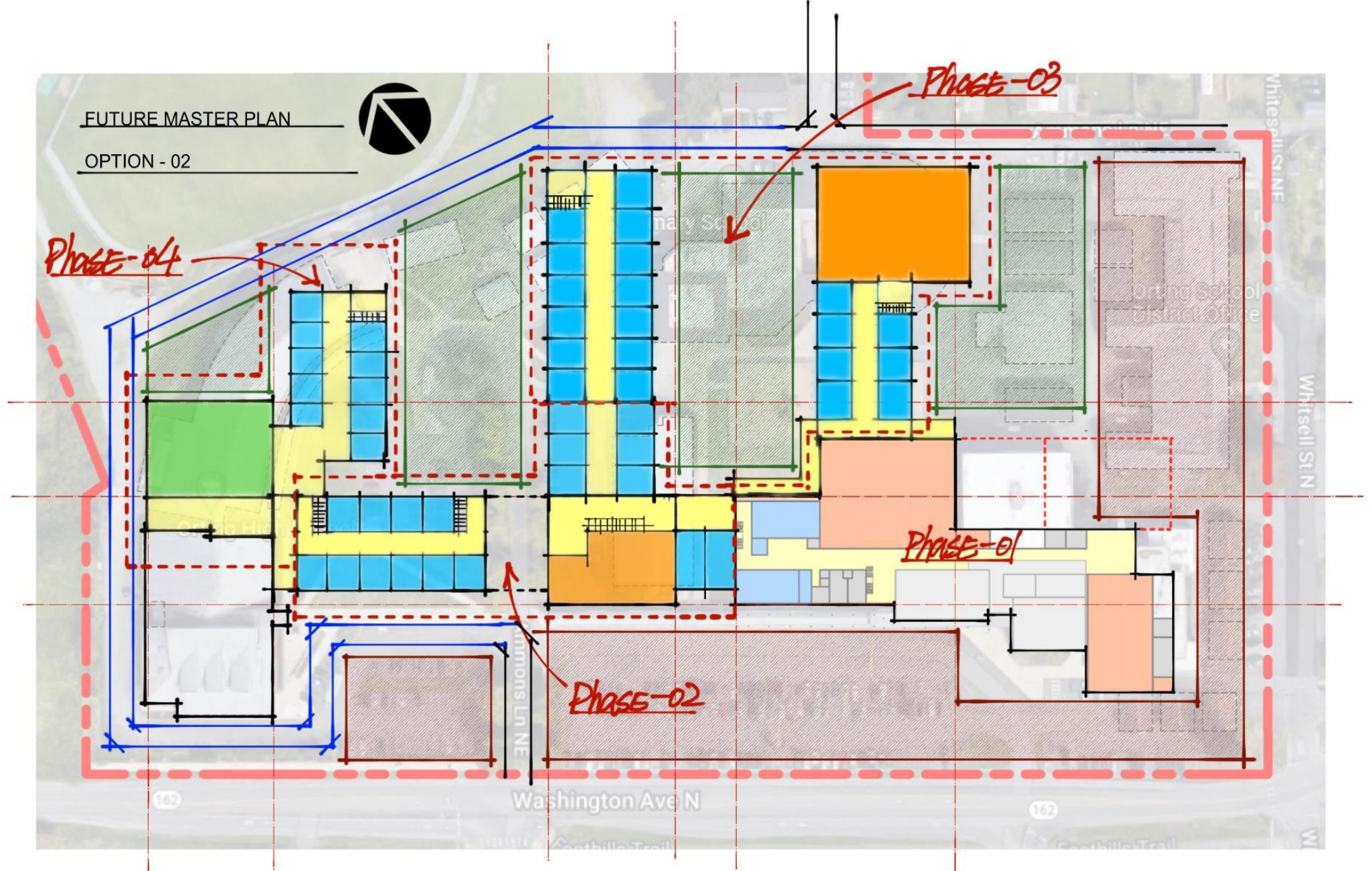


MAKER SPACE ILLUSTRATION

HS Phase 1 Reno



HS Masterplan



FUTURE MASTER PLAN OPTION - 02

HS Campus Plan



Draft Estimate

New Additions	51,129 sf	\$ 460	\$ 23,524,353	
250 students				
Pipe Pile Foundation Premium	46,841 sf	\$ 35	\$ 1,639,435	60 to 90 feet pipe piles
Flex Science Class SF Savings	3,150 sf	\$ (460)	\$ (1,449,000)	
Aux Gym - Pipe Pile Foundation	1,575 sf	\$ (35)	\$ (55,125)	60 to 90 feet pipe piles
New Covered Walkway	1,676 sf	\$ 150	\$ 251,400	
Remodel Existing to Remain	10,235 sf	\$ 25	\$ 255,875	
Demolish Old Wrestling Gym	10,216 sf	\$ 15	\$ 153,240	
Demolish 1977 Gym	10,388 sf	\$ 15	\$ 155,820	
Demolish Covered Play Area	3,960 sf	\$ 8	\$ 31,680	
Sitework Demolition	2.64 ac	\$ 65,000	\$ 171,859	
Temp Work / Phasing Allowance	1 ls	\$ 750,000	\$ 750,000	
New Boiler for District office	1 ls	\$ 575,000	\$ 575,000	
New Piping Connection for District	1 ls	\$ 150,000	\$ 150,000	
Replace existing locker rm boilers	1 ls	\$ 425,000	\$ 425,000	
Add hot water tank for exist. Locke	1 ls	\$ 40,000	\$ 40,000	
Relocate Existing Portables	6 ea	\$ -	\$ -	Cost carried separately
New Portables	4 ea	\$ -	\$ -	Cost carried separately
Sitework allowance	2.64 ac	\$ 650,000	\$ 1,718,590	
Frontage Improvements / Utility	1.00 ls	\$ 100,000	\$ 100,000	
Curved Bldg: Int Selective Demo	1,800 sf	\$ 25	\$ 45,000	
Curved Bldg: Selective Remodel	1,800 sf	\$ 275	\$ 495,000	culinary arts remodel
Minor Renovation in Maker Space	2,500 sf	\$ 125	\$ 312,500	
SUB-TOTAL (August 2023 dollars)		\$ 572.88	\$ 29,290,627	
Escalation to Mid-Point - Mar 2025		14.37%	\$ 4,209,070	
TOTAL CONSTRUCTION BID COST		\$ 655.20	\$ 33,499,698	
Change Order Contingency		9.00%	\$ 3,014,973	
Subtotal Construction Cost			\$ 36,514,671	
Sales Tax on Construction Cost		9.40%	\$ 3,432,379	
Total Construction Cost			\$ 39,947,050	
Project Development (Soft) Costs		23.90%	\$ 9,547,048	
TOTAL PROJECT COST	47.74%	\$ 968.02	\$ 49,494,097	

ORTING SCHOOL DISTRICT HS Phase 1 BOND ESTIMATE (assume 2023 election, open school 9/2027) Estimate Dated 8/29/22

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 519,513
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 4,156,103
OWNER CONSULTANTS	2.0%	\$ 692,684
BUILDERS RISK INSURANCE	0.8%	\$ 309,749
CONSTRUCTION MANAGEMENT	3.5%	\$ 1,212,197
PERMITS	1.5%	\$ 619,498
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 82,600
FURNISHINGS & EQUIPMENT	3.0%	\$ 1,039,026
PROJECT CONTINGENCY	3.0%	\$ 1,238,997
		\$ 9,870,366

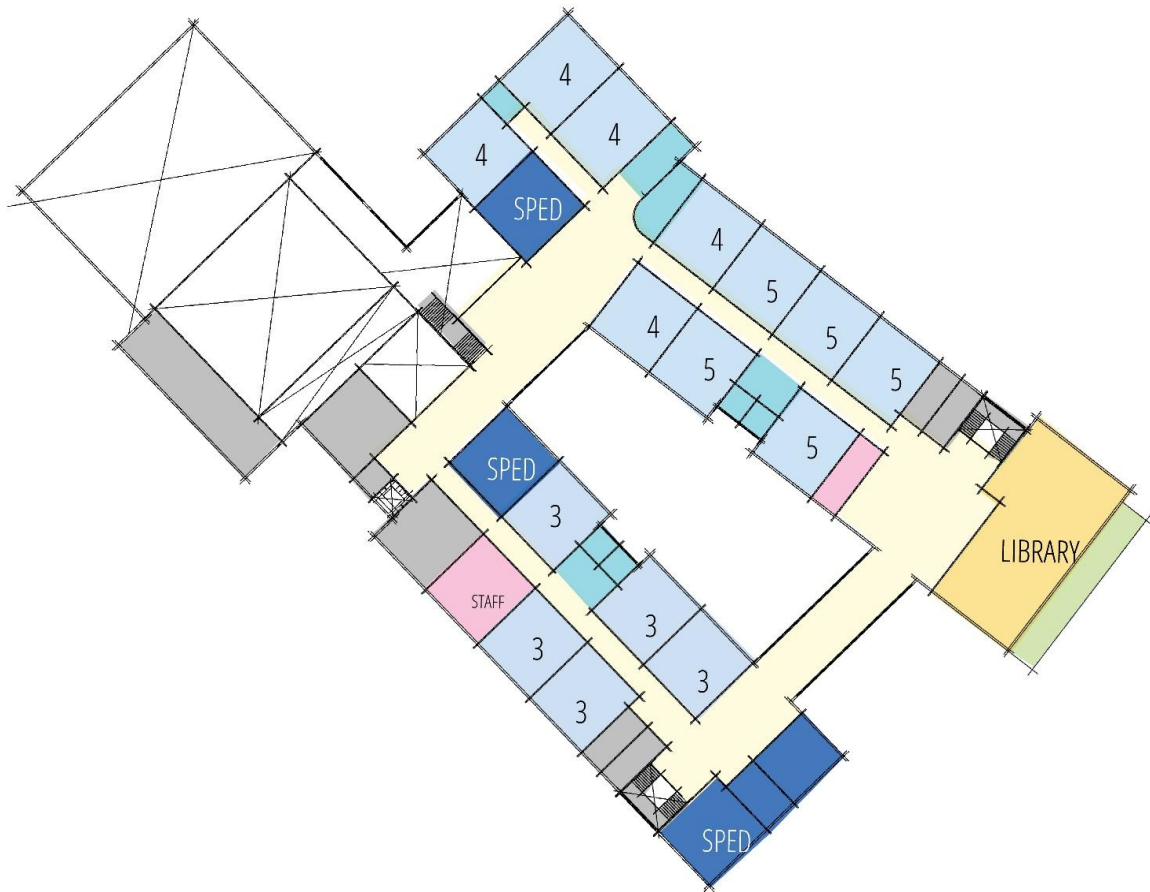
New Elementary School Development

Courtyard Commons
Site Plan



Courtyard Commons

First Floor



Second Floor



Academic Village

Site Plan



Academic Village

First Floor



Second Floor



Experience when entering the school



CONNECTED

SAFE

WELCOMING

OPEN

WARM

**CARED
FOR**

CALM

**COMMUNITY
CENTERED**

**LEARNER -
BASED**

INVOLVED

COMFORTABLE

PRIDE

CHEERFUL

TRANSPARENT

HOME

**STUDENT -
CENTERED**

FLEXIBLE

DIVERSE

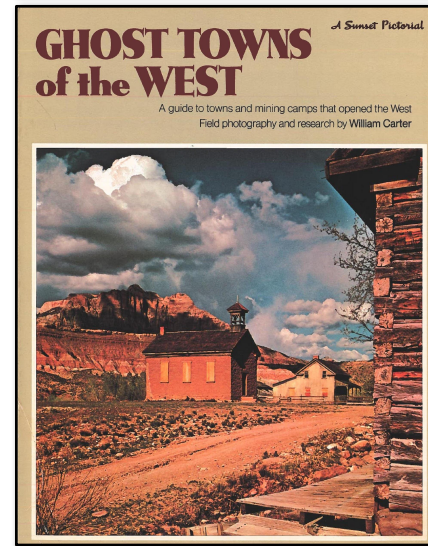
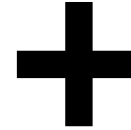
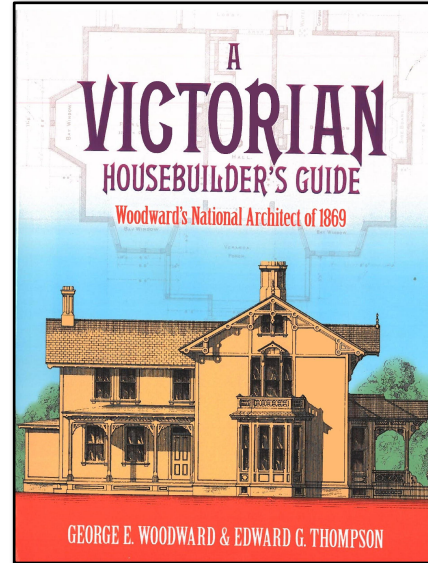
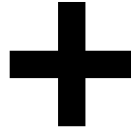
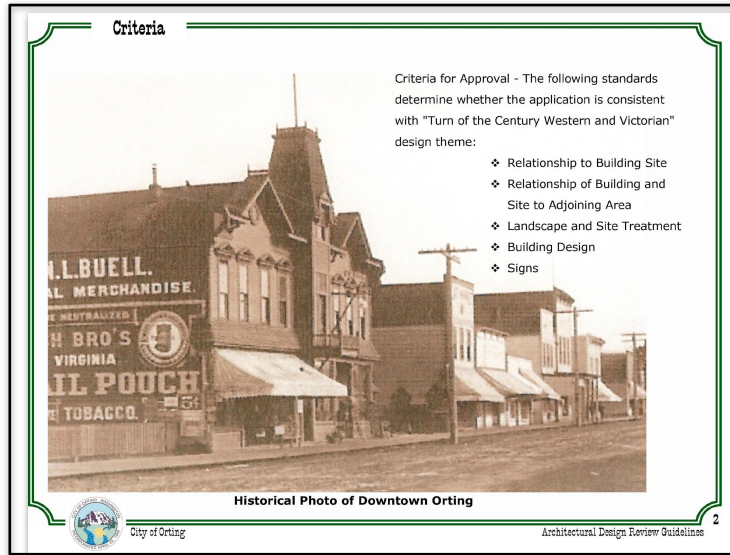
FRIENDLY

SPACIOUS

Context



Context



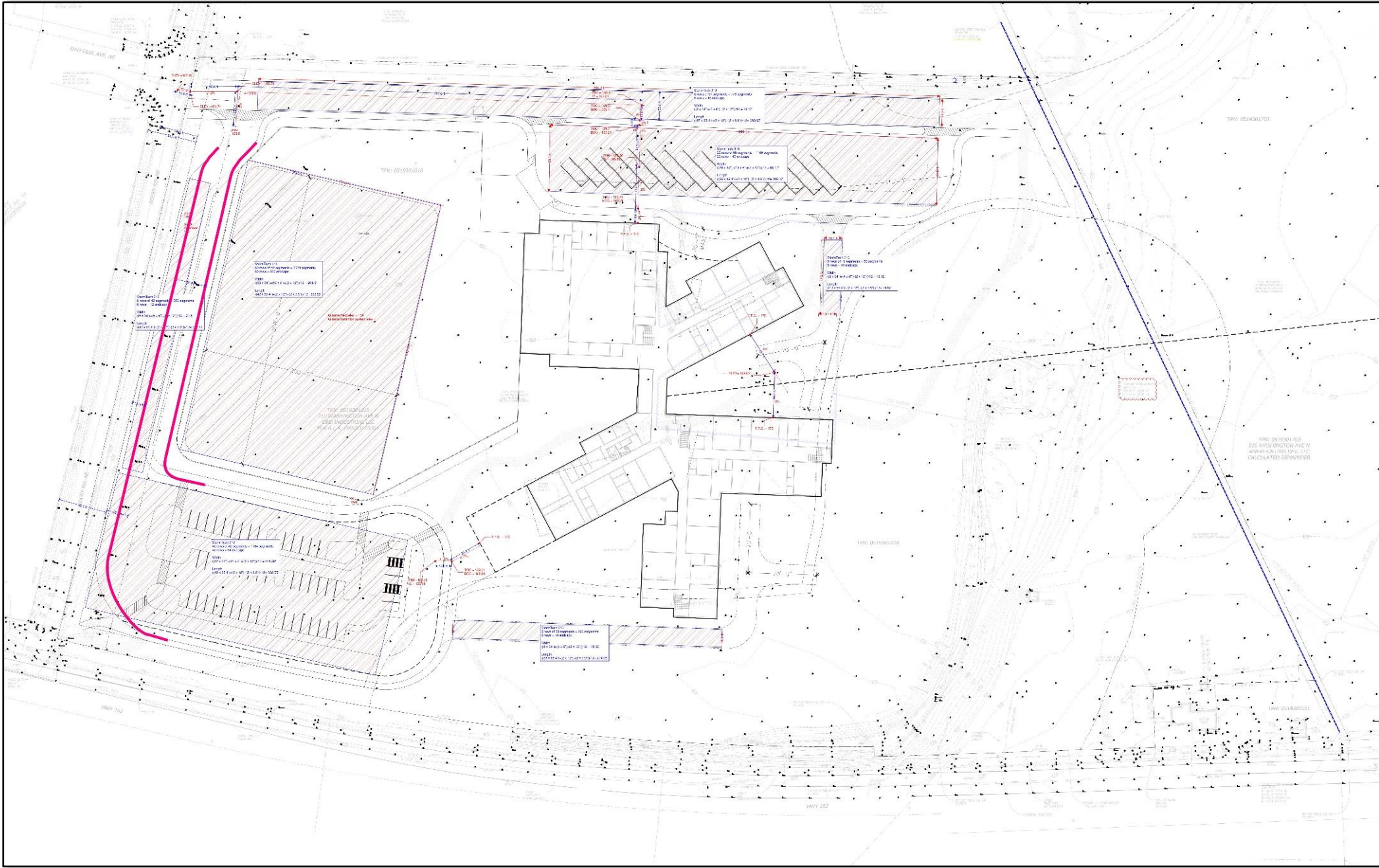
Site Plan



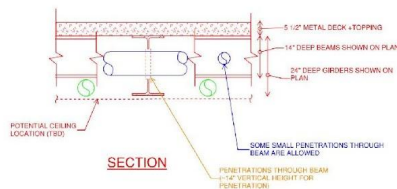
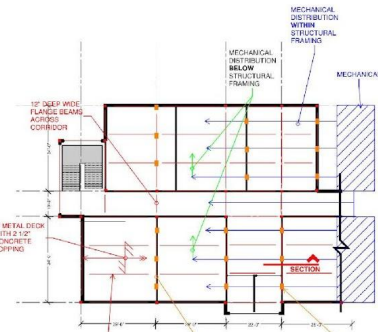
Site Plan



Site Technical

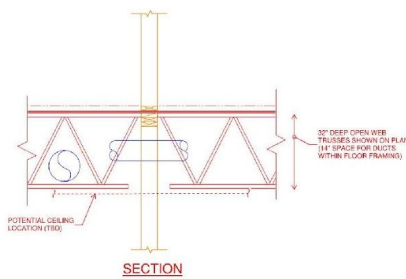
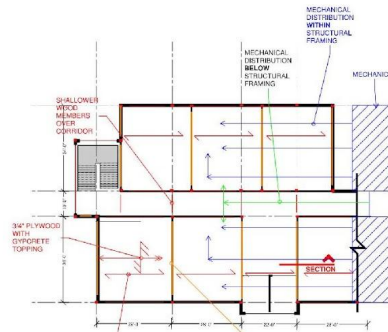


Bldg Technical



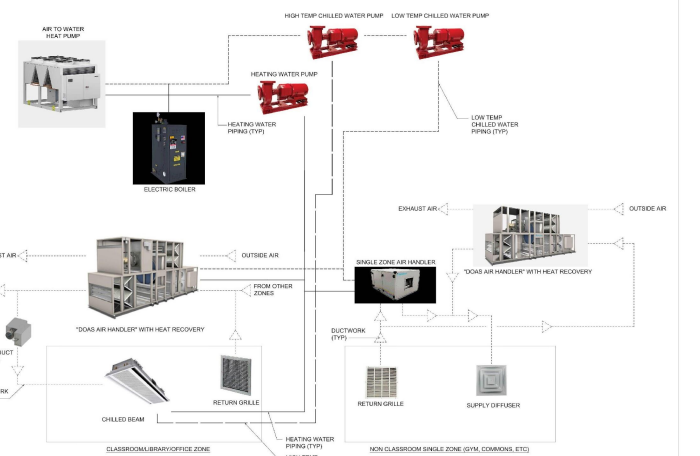
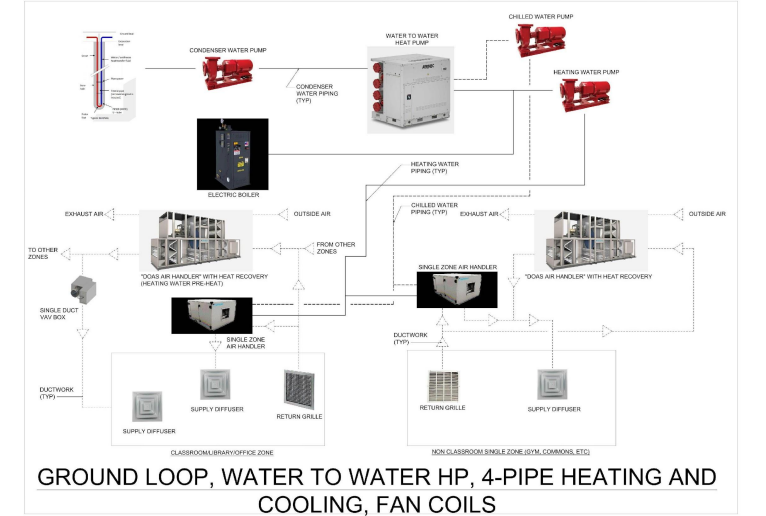
PRO: STRUCTURAL ASSEMBLY DEPTH WITH 1\"/>

② GIRDER PENETRATIONS (CENTRALIZED MECHANICAL WITH LOTS OF BRANCH DUCTS)



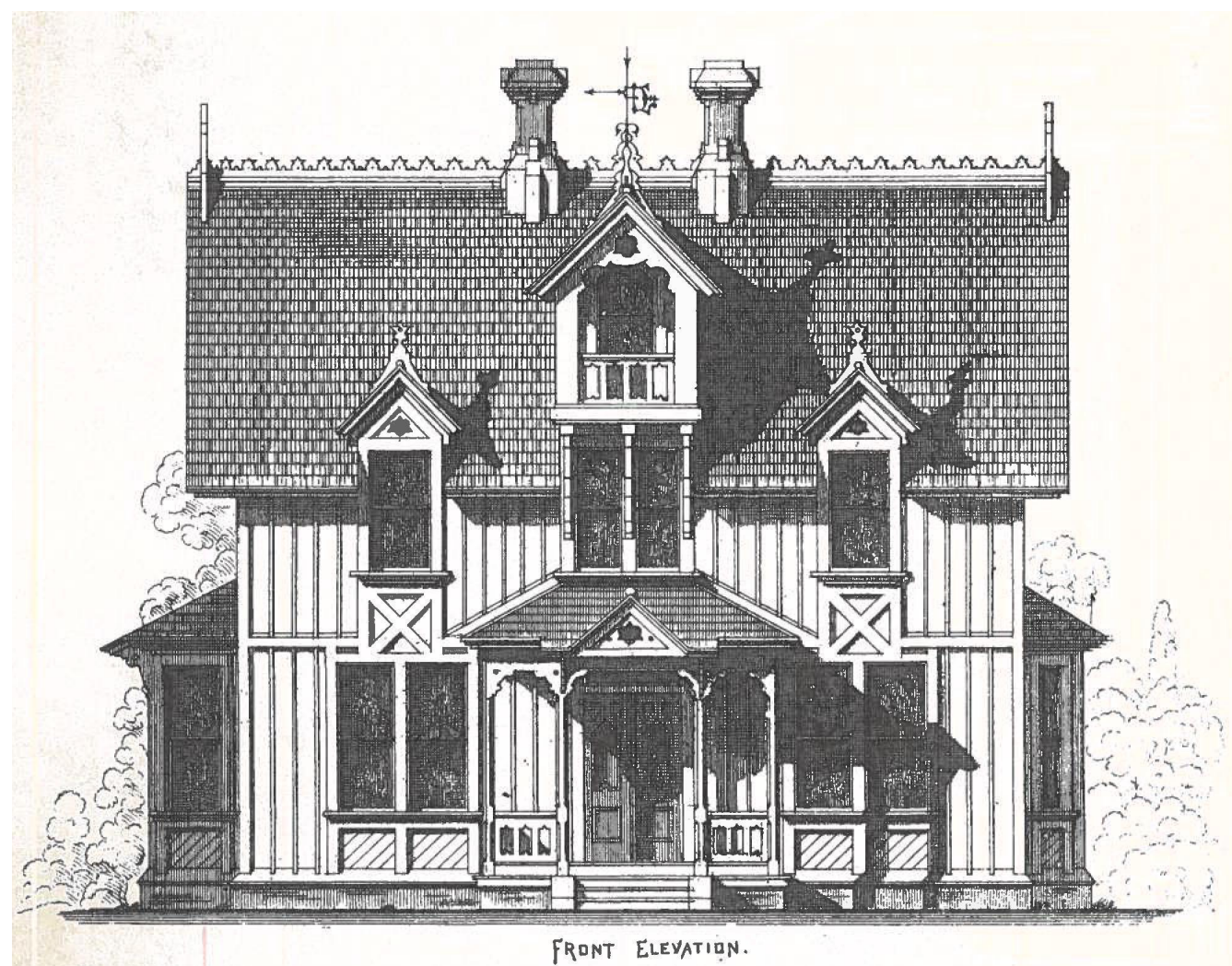
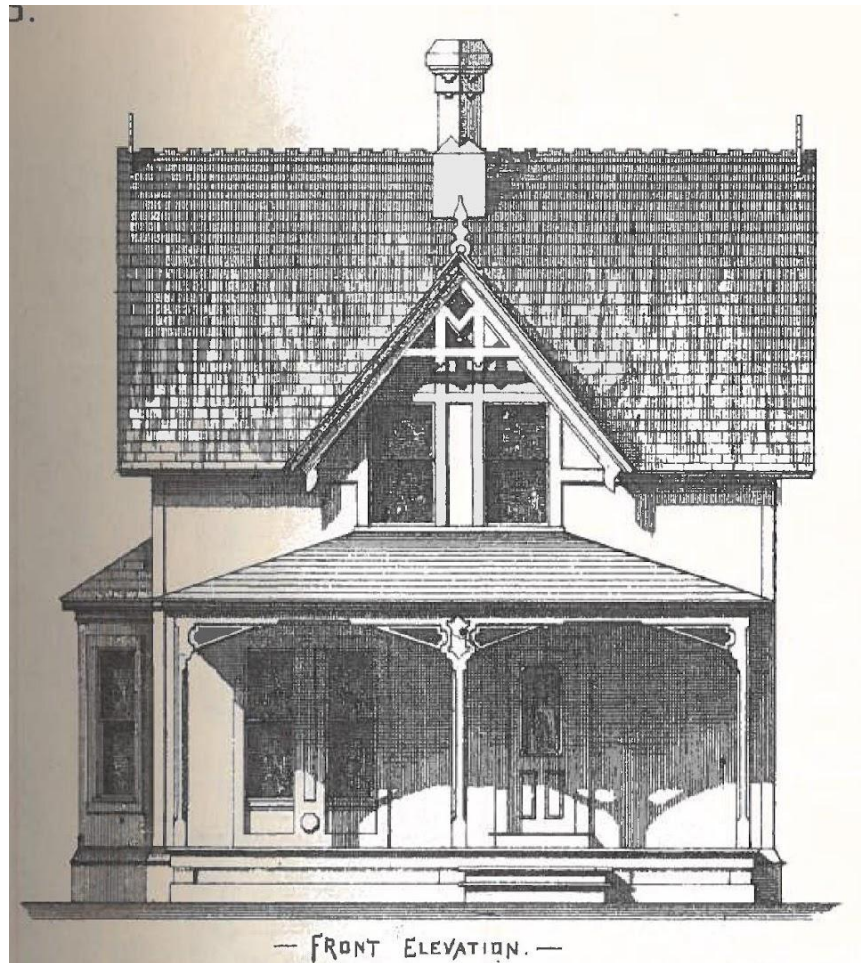
STRUCTURAL ASSEMBLY DEPTH WITH 1\"/>

③ TRADITIONAL WOOD BEARING WALL SYSTEM (CENTRALIZED MECHANICAL WITH LOTS OF BRANCH DUCTS OR MAIN DUCT DOWN CORRIDOR)



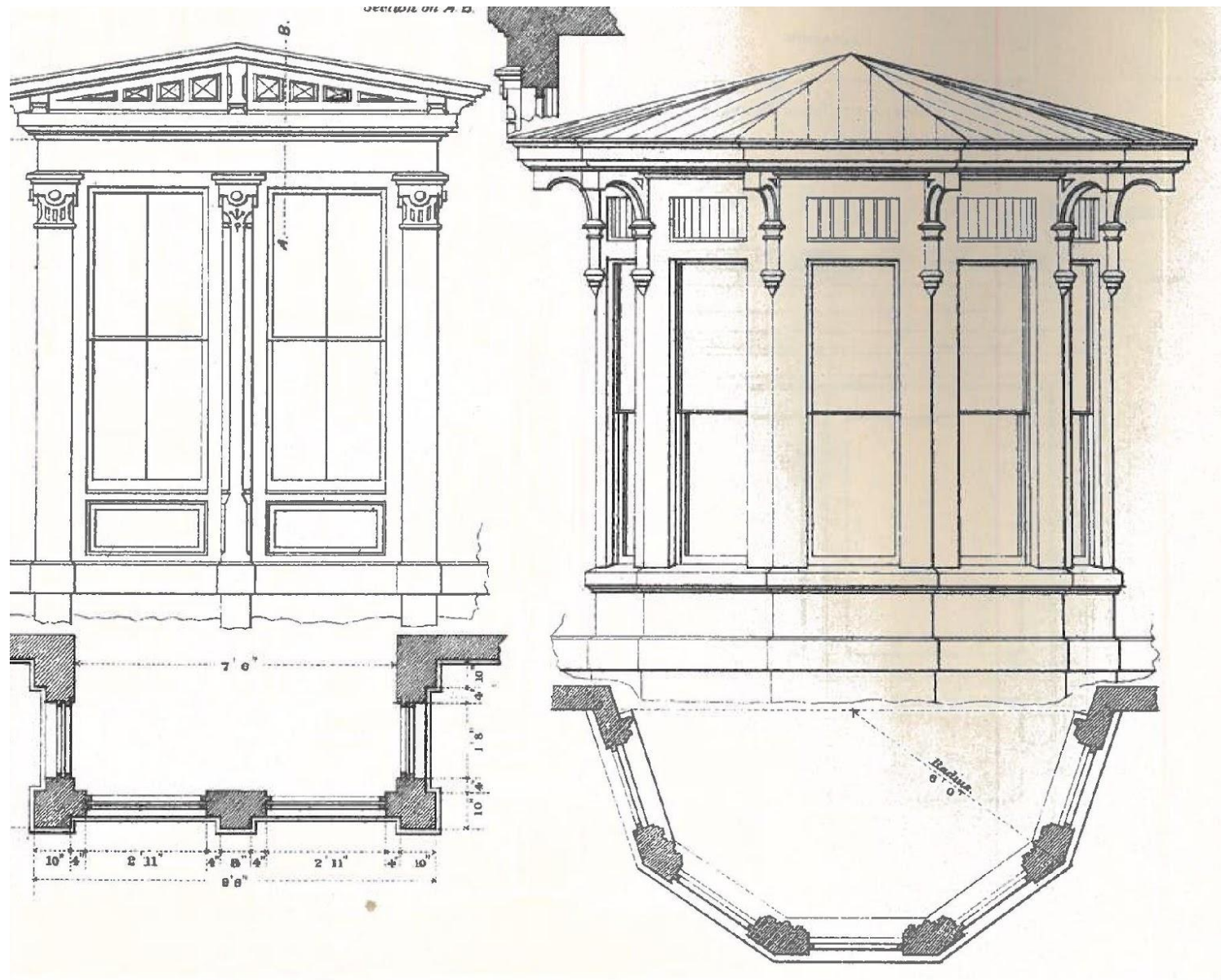
AIR TO WATER HP, 6 PIPE ACTIVE CHILLED BEAMS

Form



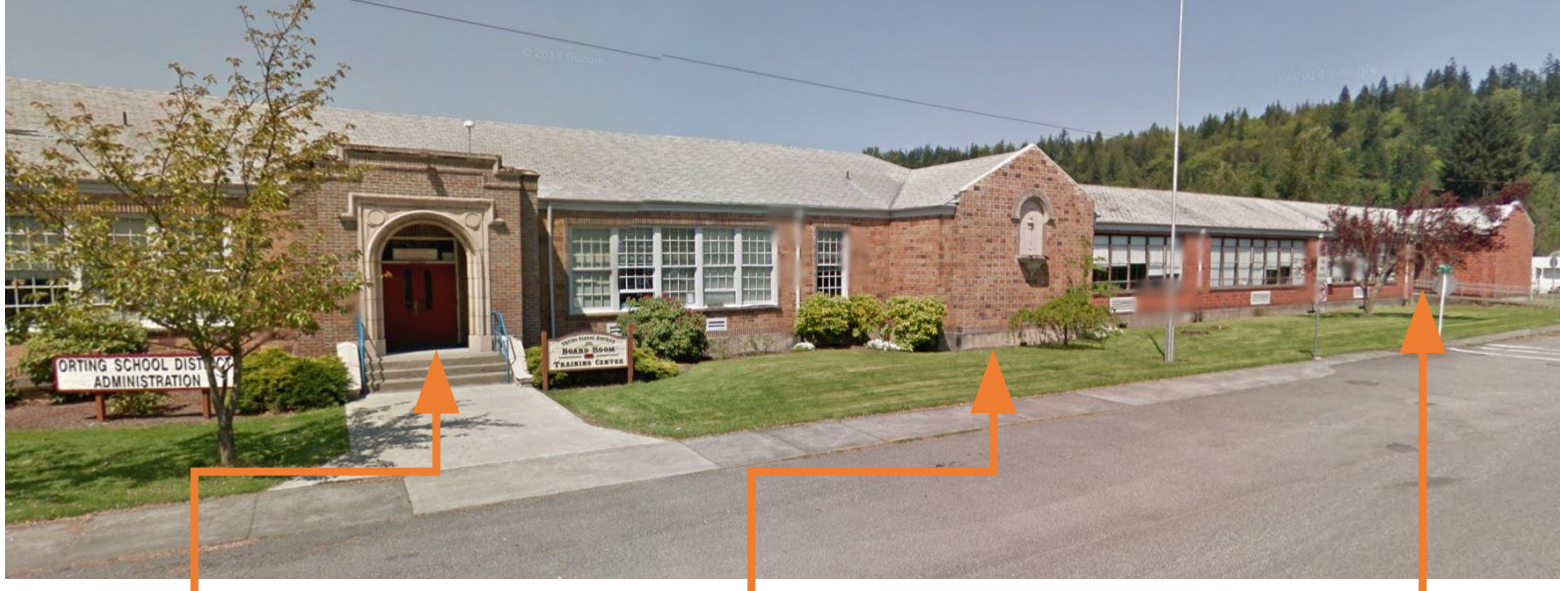
- Covered walkways
- Vertical entry features
- Horizontal belts

Form



- Bay window

Form



Form



Form





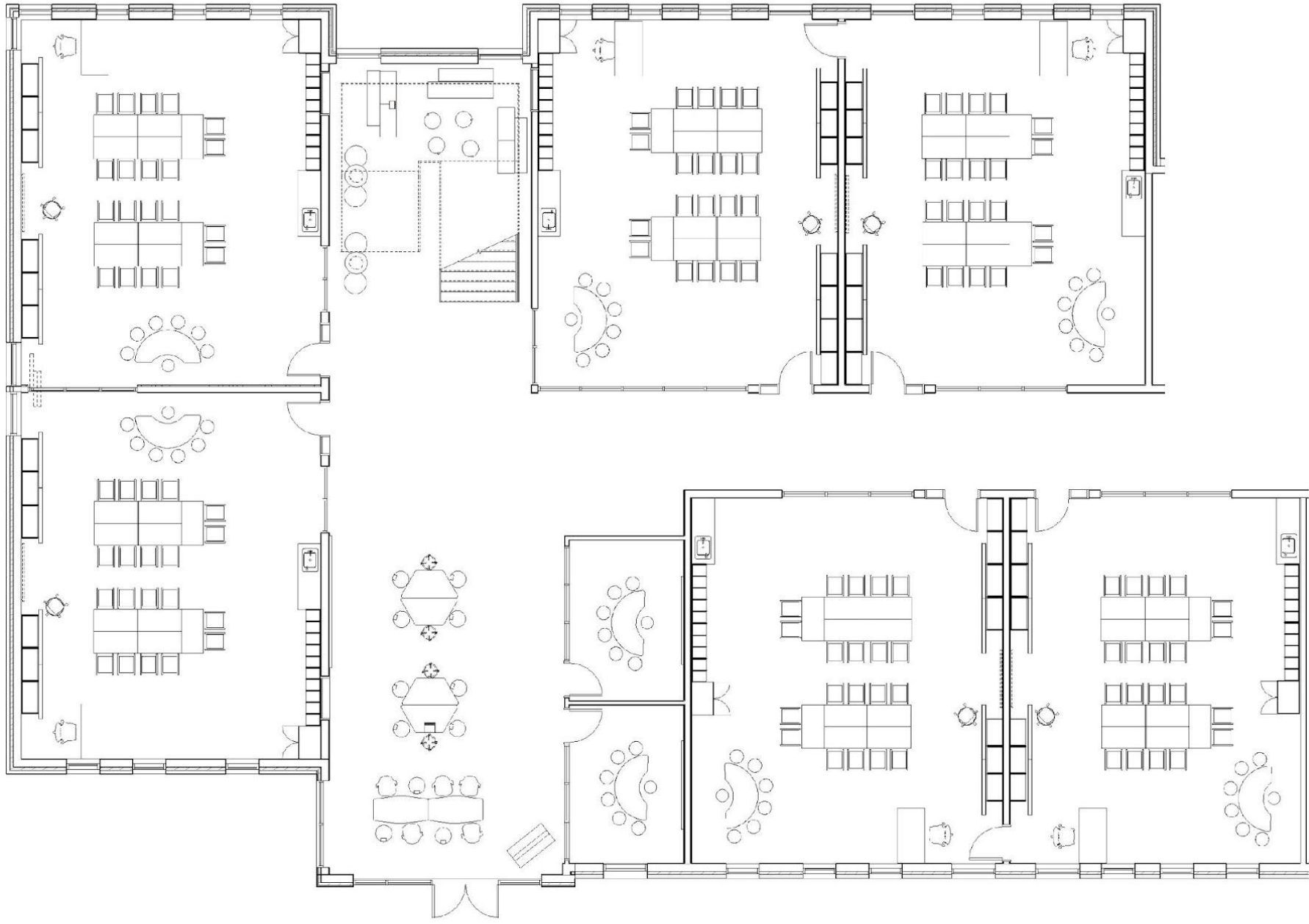


Level 1





Classroom Wing





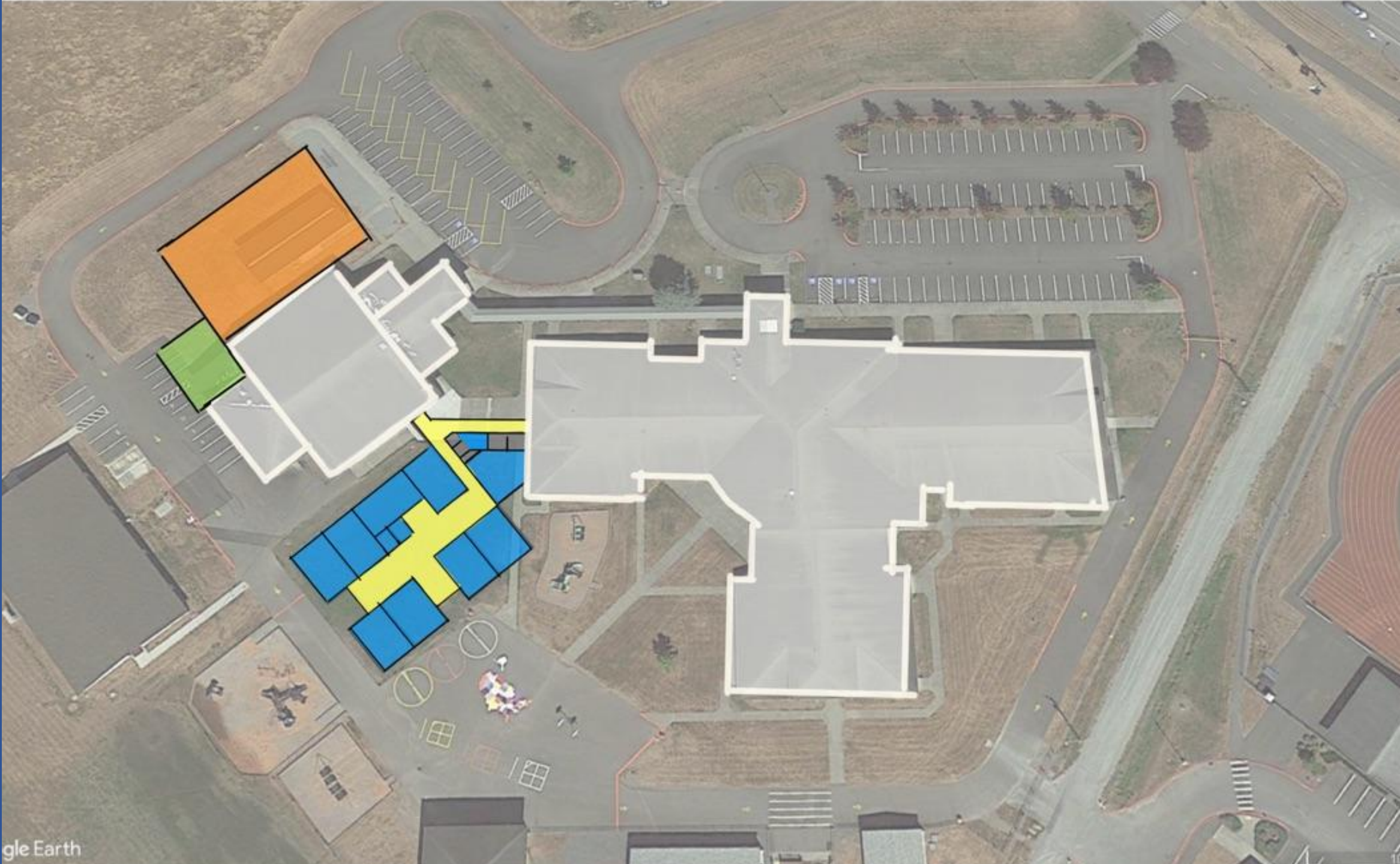
Level 2



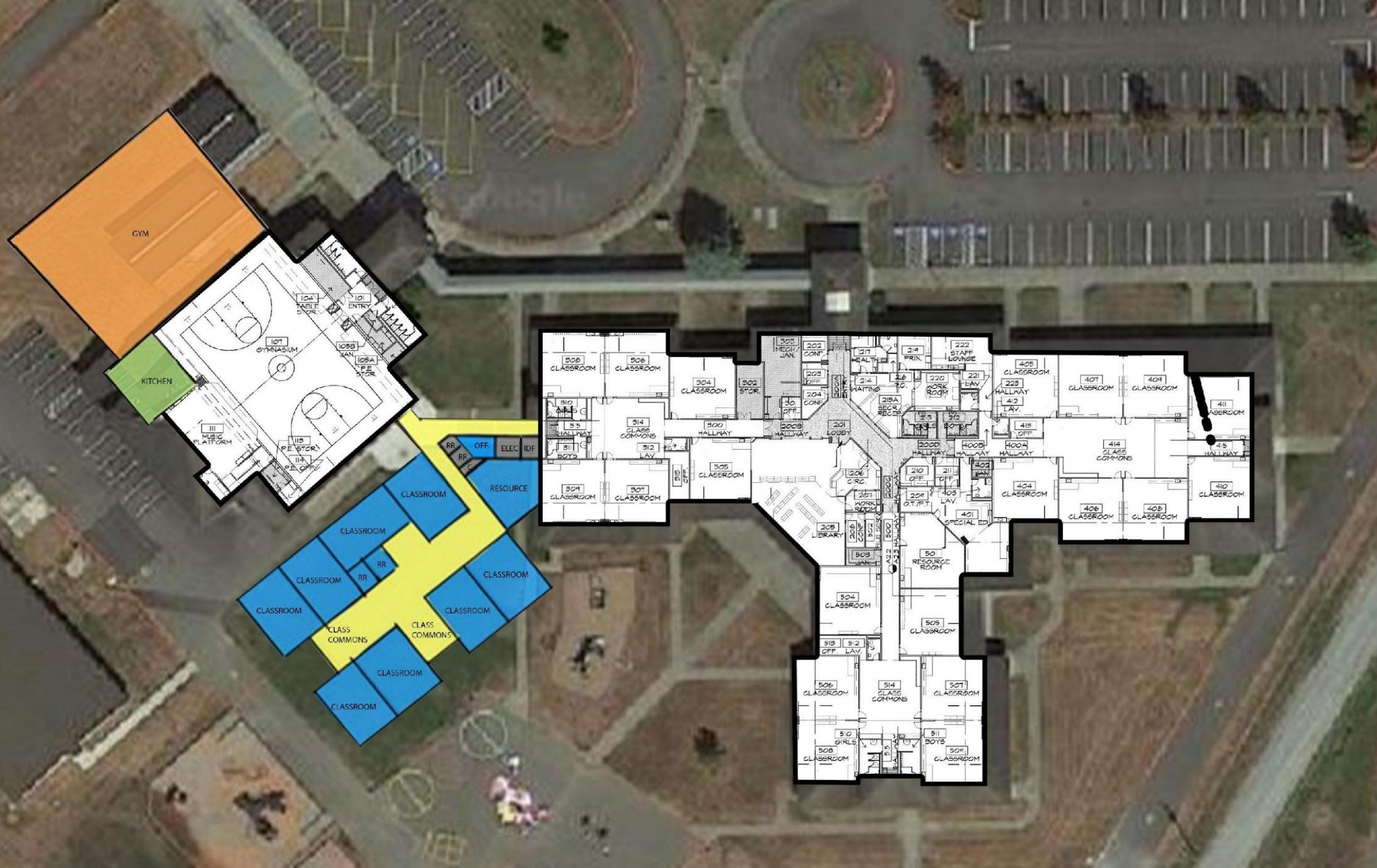


PTR Addition Development

PTR Addition



PTR Addition



The image displays an aerial photograph of a school building with a semi-transparent floor plan overlaid. The plan features a central yellow corridor that branches out to connect various rooms. The rooms are color-coded: blue for classrooms and commons, and yellow for the main corridor and resource areas. Labels on the plan include 'CLASSROOM', 'CLASS COMMONS', 'RESOURCE', 'OFF.', 'ELEC', 'IDF', 'RR', 'PE STOR.', 'PE OFF.', 'MUSIC PLATFORM', '310 GALS', '315 HALLWAY', '311 BOYS', '314 CLASS COMMONS', '312 LAV', '309 CLASSROOM', '307 CLASSROOM', '305 CLASSROOM', and '300 HALLWAY'. An inset in the top right corner provides a detailed view of the upper right section of the plan, showing rooms 310, 315, 311, 314, 312, 309, 307, and 305.



Costs

ORTING SCHOOL DISTRICT

Ptarmigan Ridge Elementary Addition

BOND ESTIMATE (assume 2/2023 election, open school 9/2025)

Estimate Dated 5/3/2022

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:			
STATE SALES TAX			included above
TESTING AND INSPECTIONS	1.5%	\$ 232,234	
CONSTRUCTION CONTINGENCY			included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 1,857,876	
OWNER CONSULTANTS	2.0%	\$ 309,646	
BUILDERS RISK INSURANCE	0.8%	\$ 138,465	
CONSTRUCTION MANAGEMENT	3.5%	\$ 541,880	
PERMITS	1.5%	\$ 276,930	
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 36,924	
FURNISHINGS & EQUIPMENT	5.0%	\$ 774,115	
PROJECT CONTINGENCY	3.0%	\$ 553,861	
		\$ 4,721,932	

New Addition (8 classrooms) 200 students	13,200 sf	\$ 460	\$ 6,072,000
New Gymnasium	6,300 sf	\$ 460	\$ 2,898,000
Kitchen Expansion	500 sf	\$ 550	\$ 275,000
Minor Kitchen Remodel & New Equip	1 ls	\$ 125,000	\$ 125,000
Pier Foundation Premium	20,000 sf	\$ 25	\$ 500,000
Replace Carpet with New	45,000 sf	\$ 10	\$ 450,000
Minimal Remodel / Update Finishes L	45,000 sf	\$ 40	\$ 1,800,000
Classroom Technology upgrades	30 ea	\$ 5,000	\$ 150,000
Building Maintenance Allowance	1.00 ls	\$ 250,000	\$ 250,000
Sitework Play Improvements	2.00 ac	\$ 700,000	\$ 1,400,000
Frontage Improvements / Utility	1.00 ls	\$ 250,000	\$ 250,000

SUB-TOTAL (2022 dollars)	\$ 1,073.48	\$ 14,170,000
Escalation to Construction Start Date - June 2024	9.68%	\$ 1,371,656
TOTAL CONSTRUCTION BID COST	\$ 1,177.40	\$ 15,541,656

Change Order Contingency	9.00%	\$ 1,398,749
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Subtotal Construction Cost		\$ 16,940,405
Sales Tax on Construction Cost	9.40%	\$ 1,592,398

Total Construction Cost		\$ 18,532,803
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Project Development (Soft) Costs	25.58%	\$ 4,740,035
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TOTAL PROJECT COST	49.74%	\$ 1,763.09	\$ 23,272,838
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Bond Priorities

Previous CFAC Recommendation

Phase One:

- Replace Orting Primary School with a new 600-student elementary school on a new site
- Demo Wrestling, Add New Gym/CTE space at Orting High School, new 300 student capacity
- Build new capacity at Ptarmigan Ridge Elementary to bring permanent capacity to 600 students
- New Property Acquisition
- New All-Weather Fields
- Add Tennis Courts at Orting Middle School
- Replace Stadium Turf
- Add Soccer and Softball Fields

Phase Two:

- Expand permanent capacity at Orting High School by 600 students
- Renovate and Expand Orting Middle School to 750 student capacity
- New Tehaleh ~~or Uplands~~ area Elementary School with a 600-student capacity on a new site
- Replace District Administration Building
- Replace Maintenance and Transportation Facilities with Additional Capacity

Phase 1 – High School

Maximum Possible – \$50M = 50,000 sf

What are our priorities for the 50,000 sf ?

Option A:

250 - 300 student capacity addition of Classrooms, CTE, Gym/Wrestling

Option B:

500 student capacity addition of Classrooms, CTE

Option C:

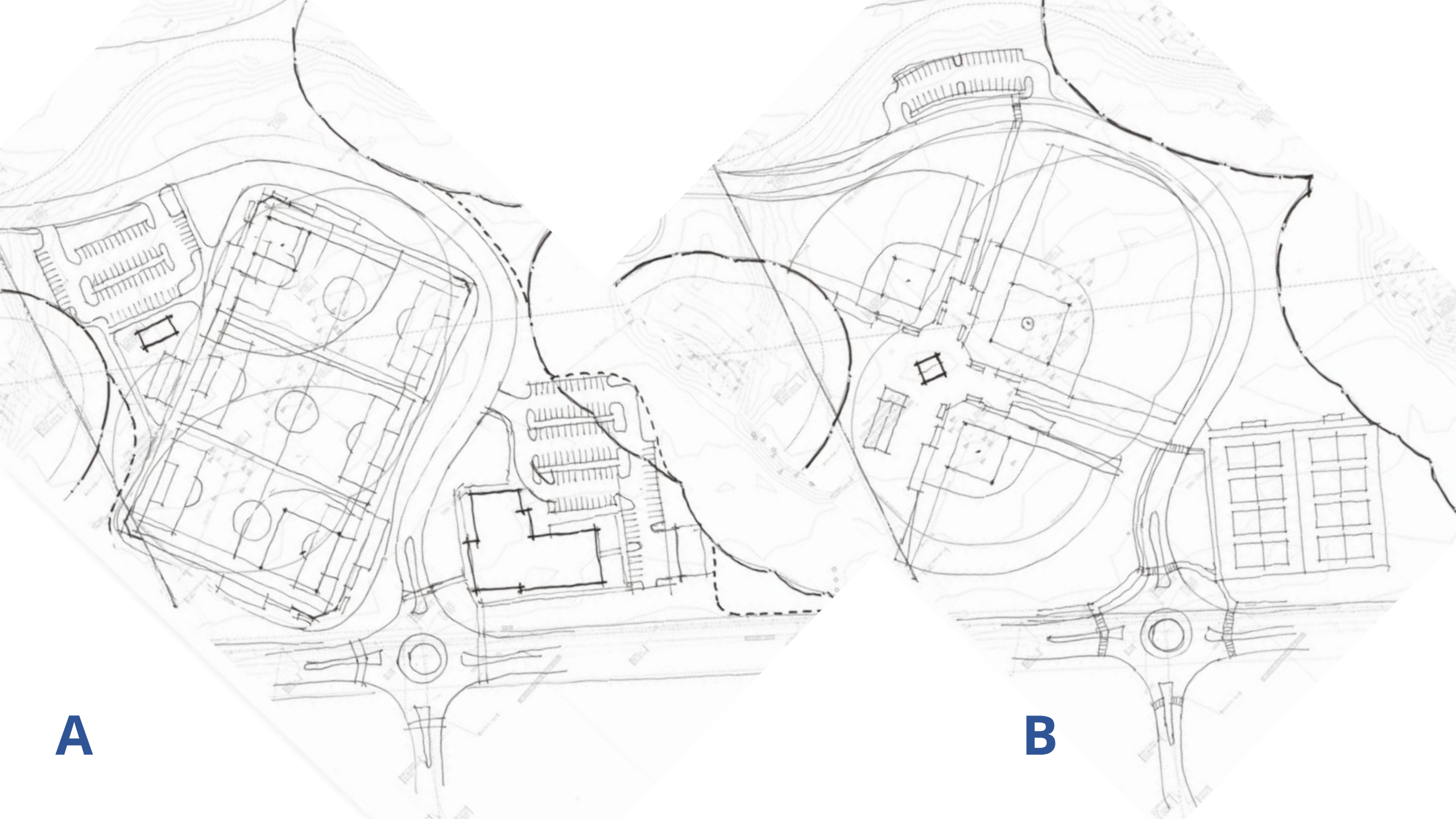
300 student capacity addition of Classrooms, CTE, Commons/Kitchen

Option D:

150 student capacity addition of Classrooms, Commons/Kit, Gym/Wrestling

HS Campus Plan





A

B

Bond Phasing

Adjusted Proposed Phasing

Phase 1:

2023 Bond - \$150M max.

2026 – Projects Open

Phase 2: (one year after 1st bond projects completed)

2027/28 Bond - \$200M max.

2030 and 2031 – Projects Open

Phase 3: (one year after Phase 2 bond projects completed)

2032 Bond - \$??? max.

2036 – Projects Open

Bond Costs

Major Projects

Elementary School

\$79 - \$87M

High School Phase 1

\$50 - \$58M

PTR Expansion

\$21M

Total - \$149 - \$166M

Other Possible Projects

Property Purchase -\$5M

Turf Replacement - \$1M

Tennis Courts (6) - \$600,000+

Bond Phasing

Phase 1: \$150M max

New Elementary School (700 students) - (open 2026)

High School Addition (200+ students) - (open 2026)

PTR Addition (150 – 175 students) - (hopefully open 2025)

Property Purchase

Replace Turf?? Tennis Courts??

Phase 2: \$200M

New Tehaleh Elementary (700 students)

High School Addition, Phase 2 (with central kitchen)

Middle School Addition???

Maintenance Facility??? District Office???

Phase 3: \$?

High School Addition, Phase 3

Sunrise Elementary

Tehaleh Middle School???

Other Projects??

Bond Phasing

Transportation Maintenance Building (“Maintenance”)

District Administration Building (“District Office”)

Central Kitchen (“Kitchen”)

Tennis Courts (“Tennis”)

Additional High School Parking (“Parking”)

???

Property Bingo

Use the Boards and create 2 options for how the District properties might be utilized.

Pro and Con discussion will occur after



Fall Milestones

Election Day – Feb 14, 2023

December 16 - Resolution Filing Deadline

November 10 - Board Meeting

Final Bond Resolution

November 6 – Board Work Session

Review Final Project options and costs

October 20 – Board Meeting

Bond resolution, 1st reading

Cost Estimate Updates and Overall Bond Scenarios

Discuss Proposed Bond Amount

Fall Outreach

Election Day – Feb 14, 2023

January 23, 2023 – CFAC meeting

Topic: Bond

October 27, 2022 – Town Hall

Topic: Bond

October 13, 2022 – Town Hall

Topic: General

October 4, 2022 – CFAC

Topic: Design/Information updates, PTR, Bond Project Options,
Long-Range Plan Discussion