

Citizens' Facility Advisory Committee

April 27, 2022

Orting School District

NAC



AGENDA

Discuss Committee Roles and Responsibilities

Discuss Upcoming Feedback Opportunities

Summary of Work Since Start of Year

Next Steps

Committee Charter

Roles and Responsibilities

Bring and share your honest opinions

Continued Feedback on the Long Range Plan

Feedback on Boundary Adjustments (discussion in the fall of 2022)

Thoughts on the High School Phasing Plan

Feedback Opportunities

Long Range Planning

New Elementary School Design

Design Committee Starting in May

Like to meet with you in late May to discuss design ideas

High School Phasing Thoughts

We 'd like to discuss briefly tonight

Feedback on Elementary Boundary Adjustments (discussion in the fall of 2022)

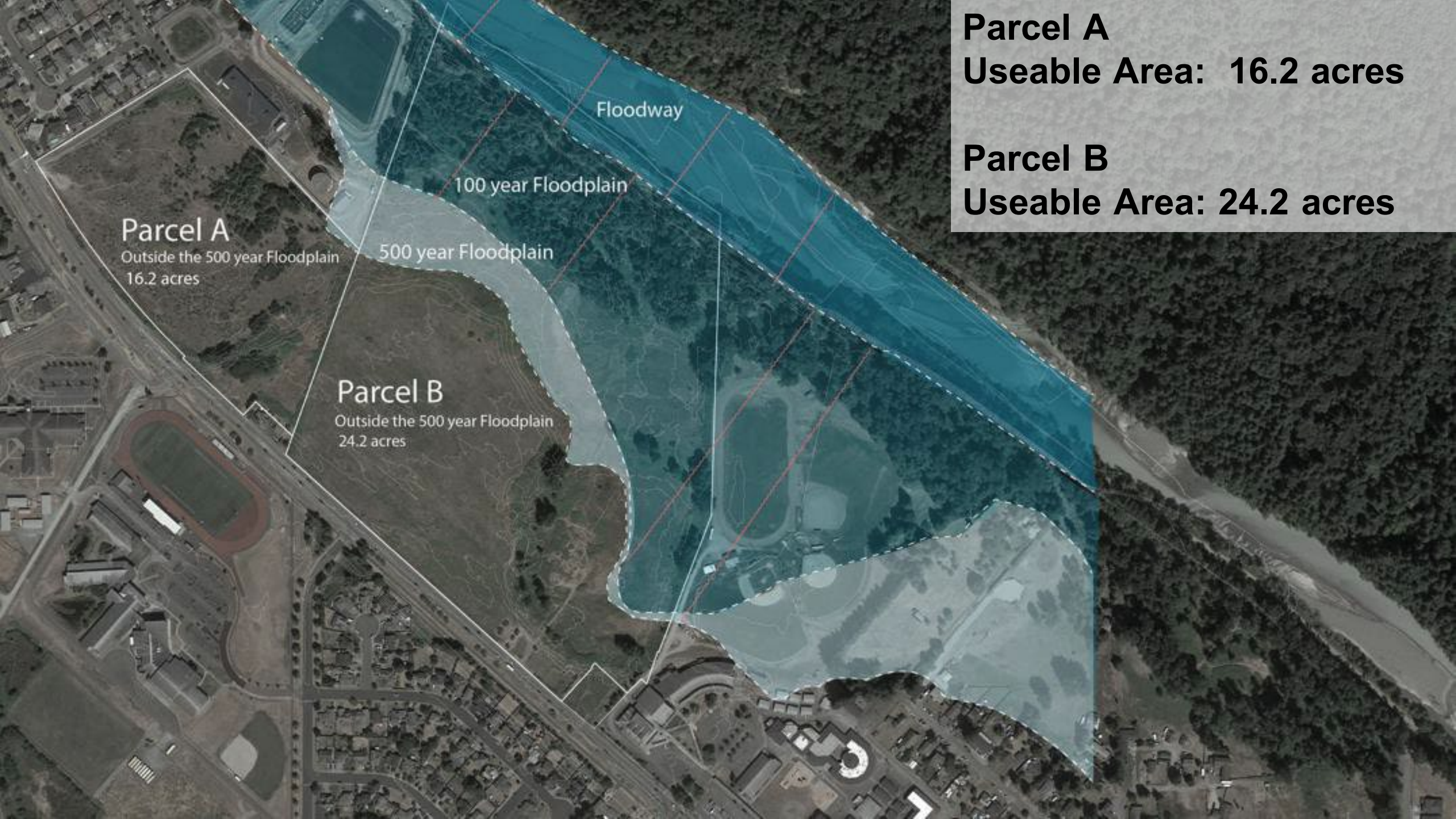
Parcel A: 16.4 acres

Parcel B: 51.1 acres

Parcel A
16.42+ ACRES

Parcel B
51.16+ ACRES





Parcel A

Outside the 500 year Floodplain
16.2 acres

Parcel B

Outside the 500 year Floodplain
24.2 acres

Floodway

100 year Floodplain

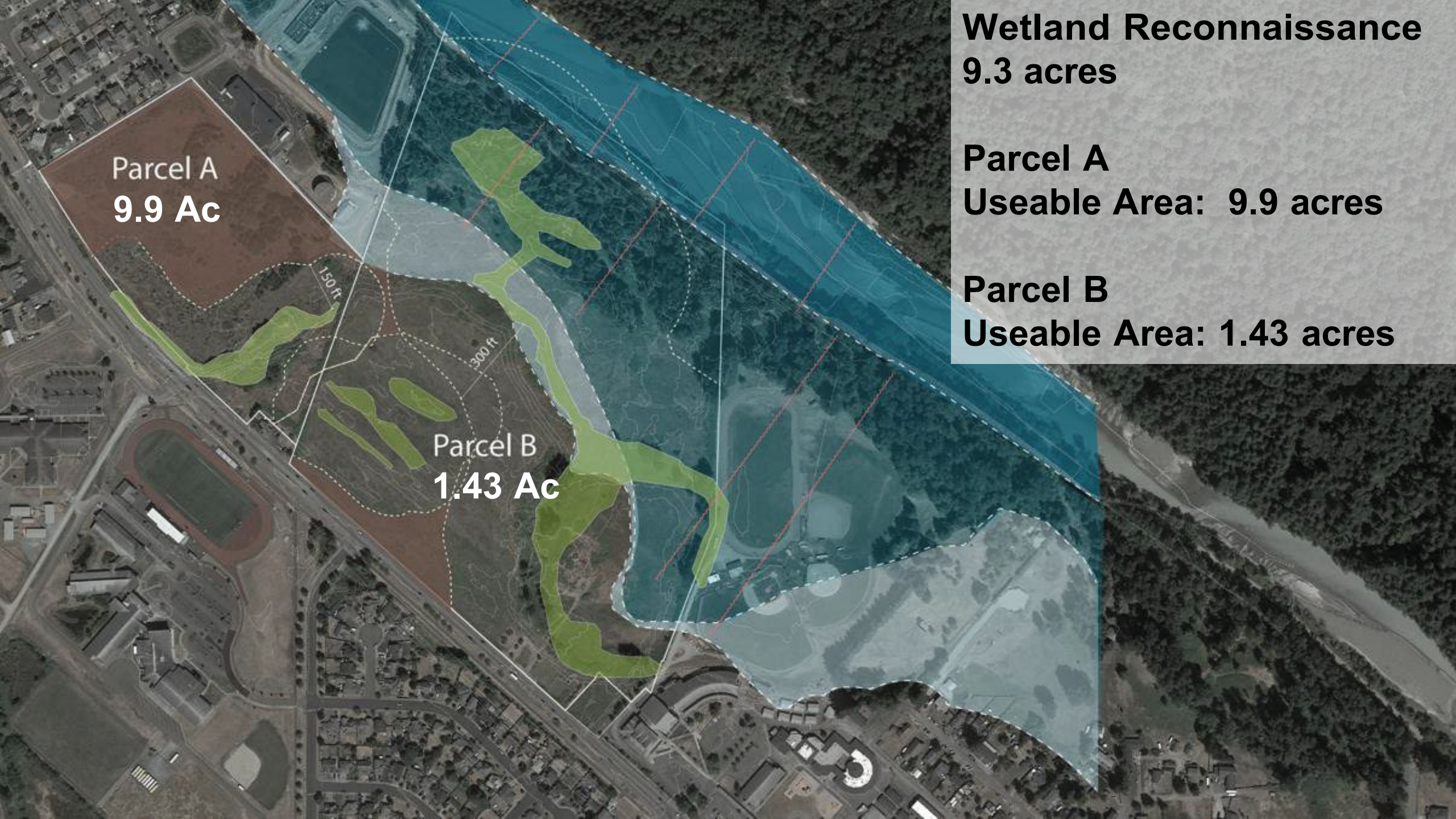
500 year Floodplain

Parcel A

Useable Area: 16.2 acres

Parcel B

Useable Area: 24.2 acres



Wetland Reconnaissance
9.3 acres

Parcel A
Useable Area: 9.9 acres

Parcel B
Useable Area: 1.43 acres

Parcel A
9.9 Ac

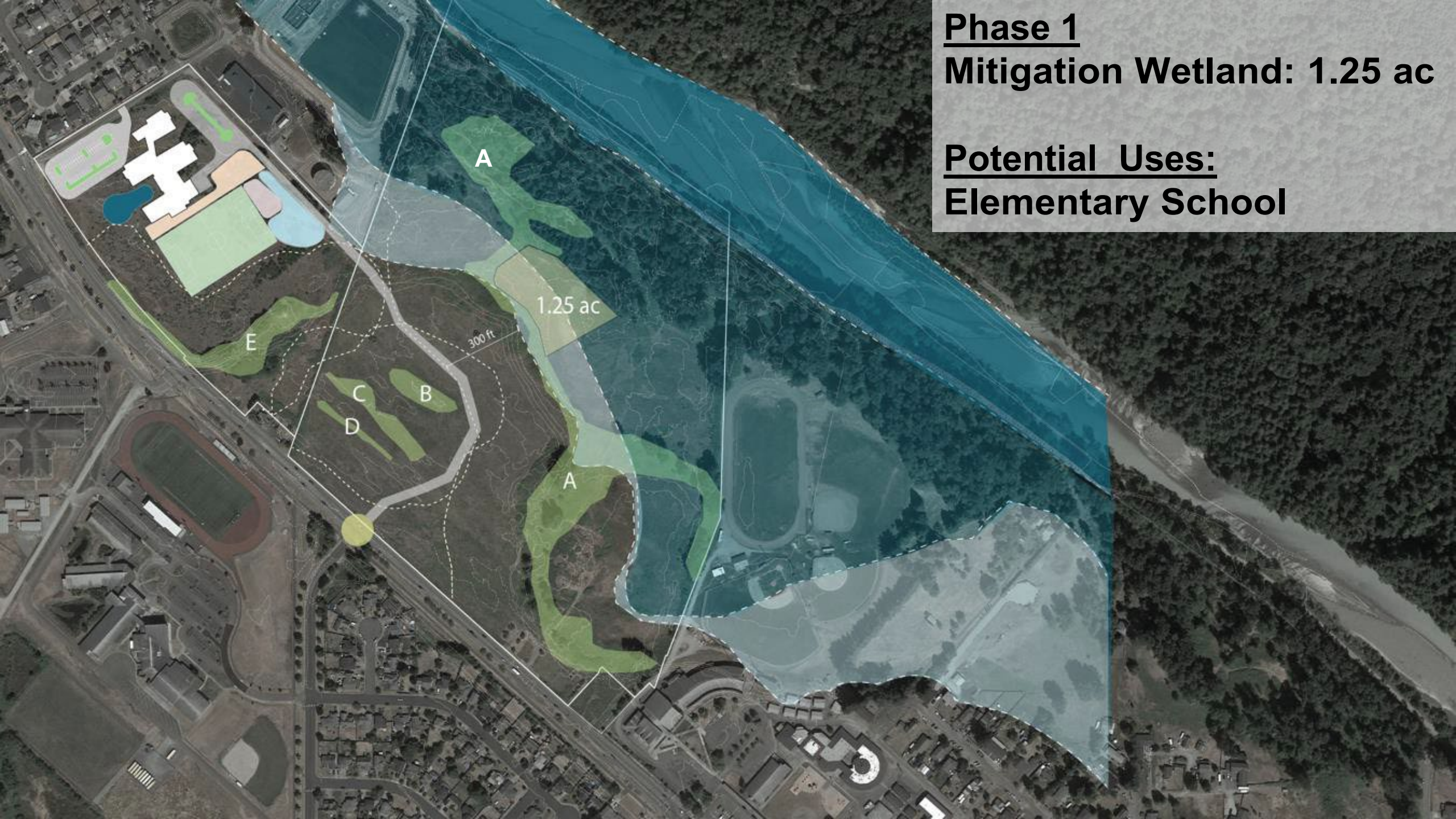
Parcel B
1.43 Ac

Phase 1

Mitigation Wetland: 1.25 ac

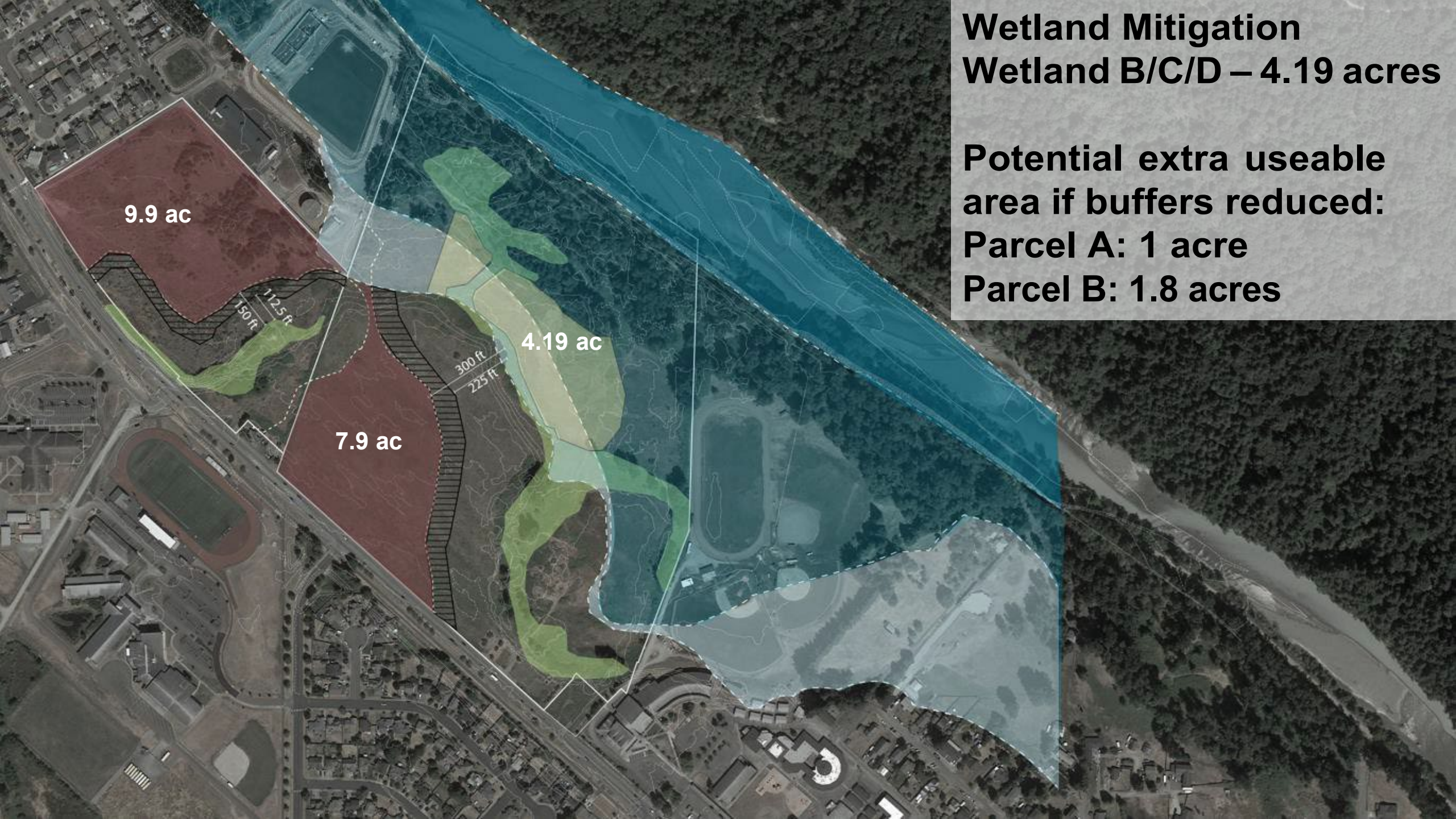
Potential Uses:

Elementary School



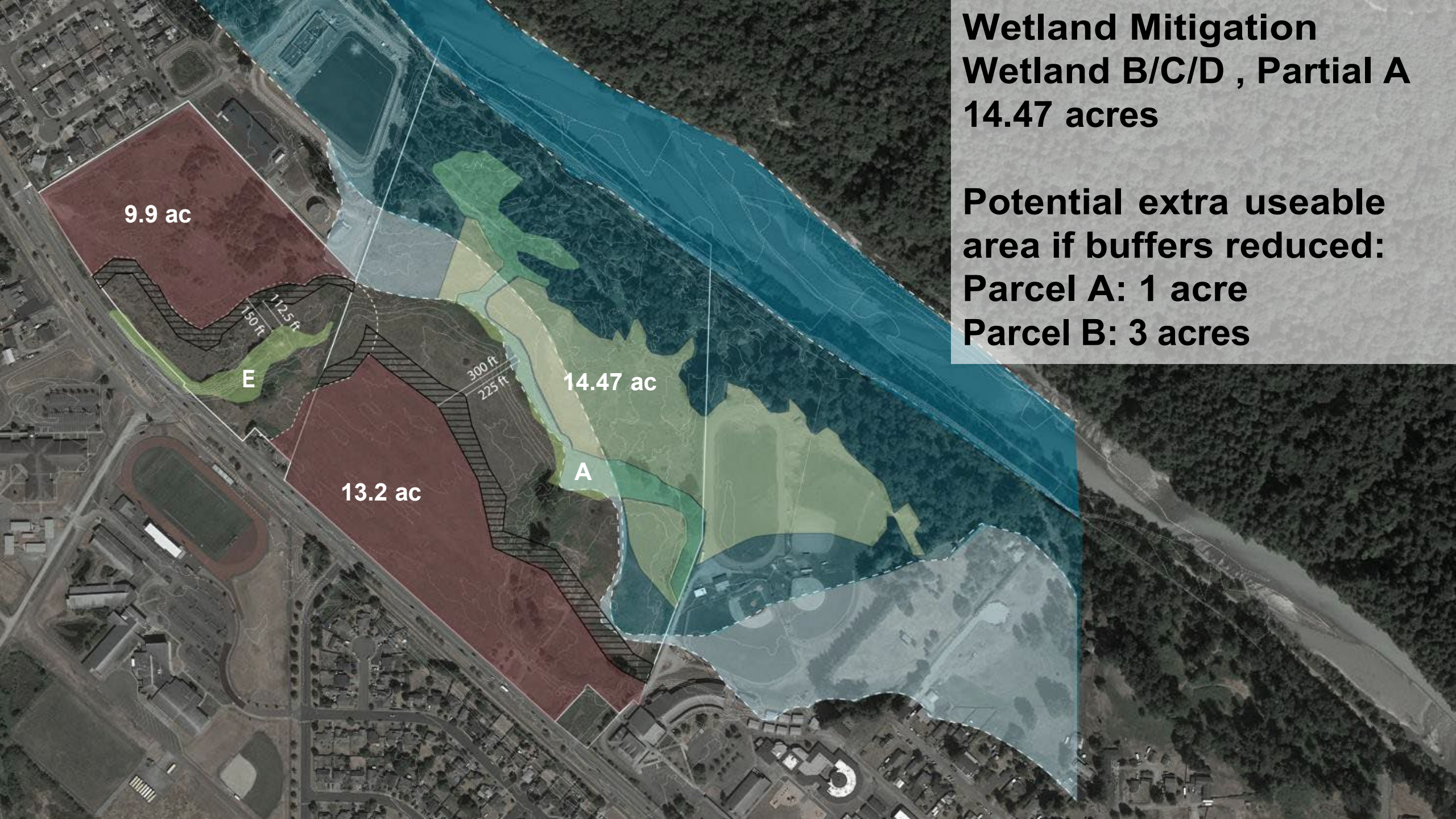
Wetland Mitigation
Wetland B/C/D – 4.19 acres

**Potential extra useable
area if buffers reduced:**
Parcel A: 1 acre
Parcel B: 1.8 acres



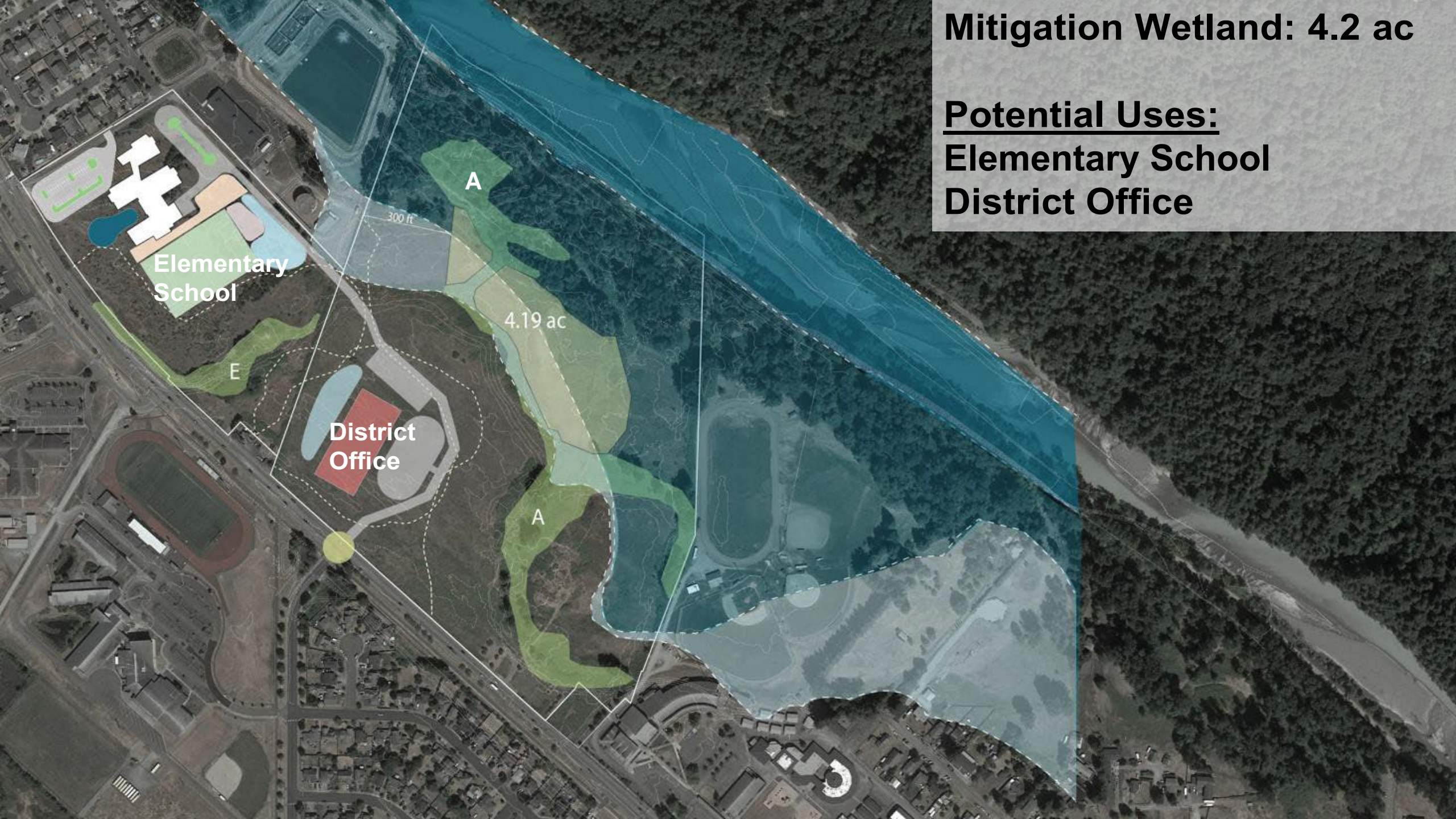
**Wetland Mitigation
Wetland B/C/D , Partial A
14.47 acres**

**Potential extra useable
area if buffers reduced:
Parcel A: 1 acre
Parcel B: 3 acres**



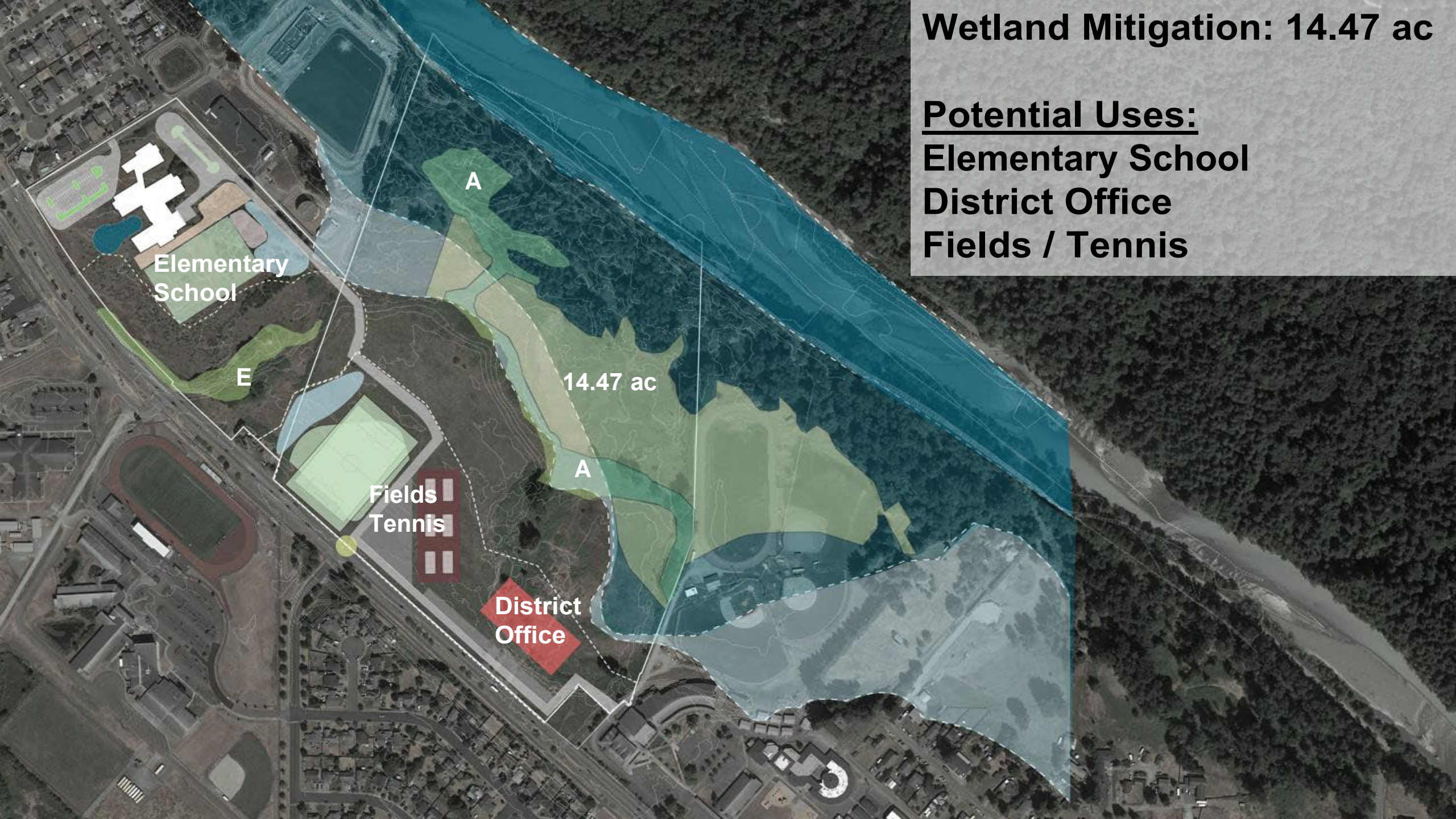
Mitigation Wetland: 4.2 ac

Potential Uses:
Elementary School
District Office



Wetland Mitigation: 14.47 ac

Potential Uses:
Elementary School
District Office
Fields / Tennis



Ongoing Work:

Final Wetland Delineation
includes Army Corp discussions

Official Site Survey

Traffic Engineering Starting
includes coordination with City

Geotechnical Borings (mid-May)
includes 2 on HS site

Current Zoning:

MUTCN

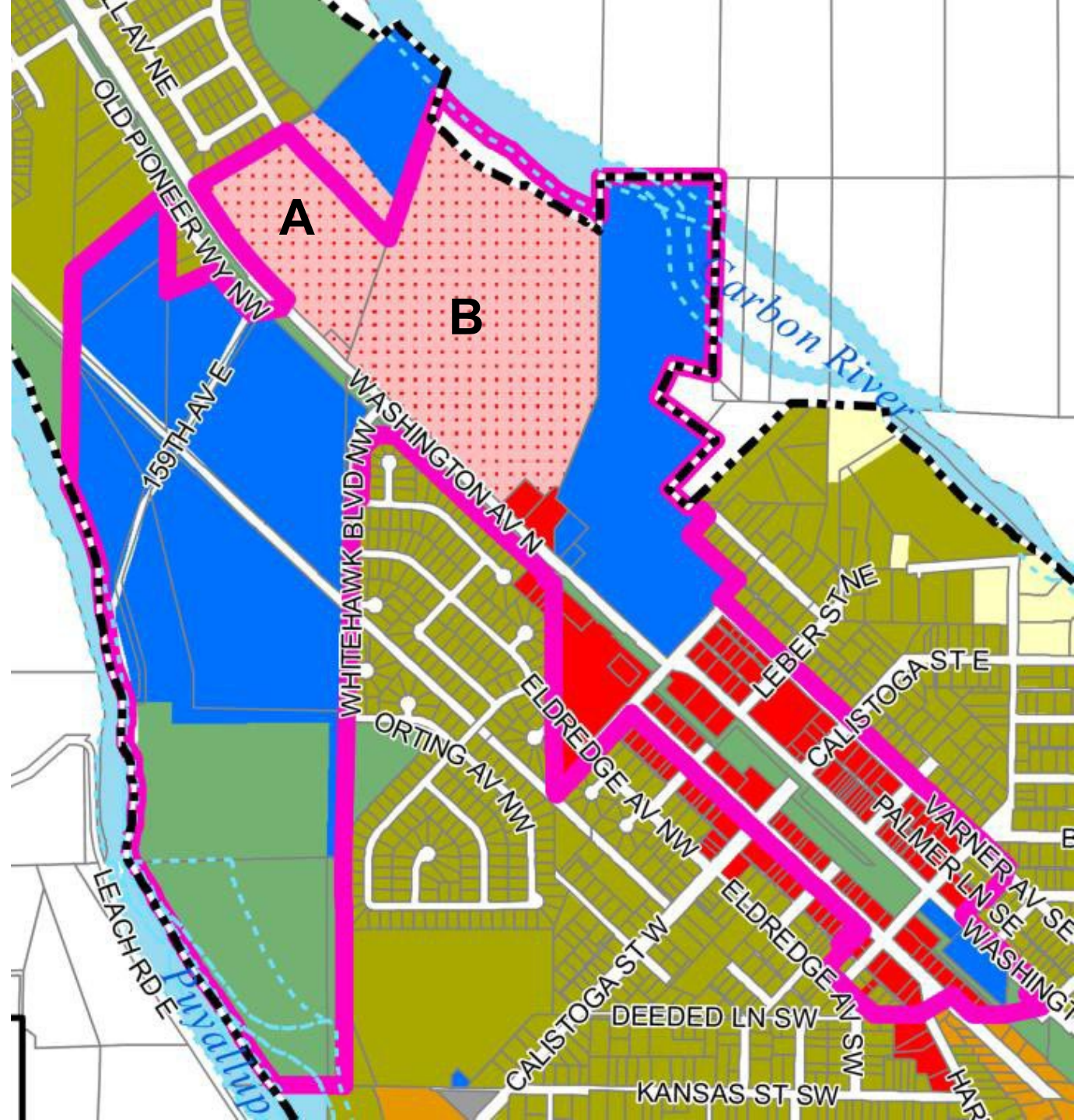
Mixed Use Town Center North

Zone Change Request:

Requested Zoning Change to Public Zone to match the other school District property zoning

Comprehensive Plan
Land Use and Zoning Map

Figure LU-1
Adopted November 2020



Wetland Mitigation:

Less than ½ acre: Army Corp Nationwide Permit – 1 year

More than ½ acre: Army Corp Permit – 2-3 years

Wetland Replacement Ratios:

Category 1: 4:1 (best case scenario – could be more)

Category 2: 3:1

Wetland Mitigation would need to be in the form of wetland creation either on these sites or another site deemed suitable. There does not appear to be a wetland bank we could “buy into” and the City does not have a “fee-in-lieu” option for mitigation.

Onsite mitigation can significantly reduce the useable area onsite and requires that the District monitor and maintain the wetlands for 10 years after creation.

Schedule

Zone Change as part of City Comprehensive Plan Update: **1.5 years**

Mitigation Approval for Previously Filled Wetlands

1 Year - Less than ½ acre: Army Corp Nationwide Permit

We'd wait to apply to fill the other wetlands until the elementary school area is already approved.

SR 162 Traffic Impact Analysis - **1 – 2 year** process

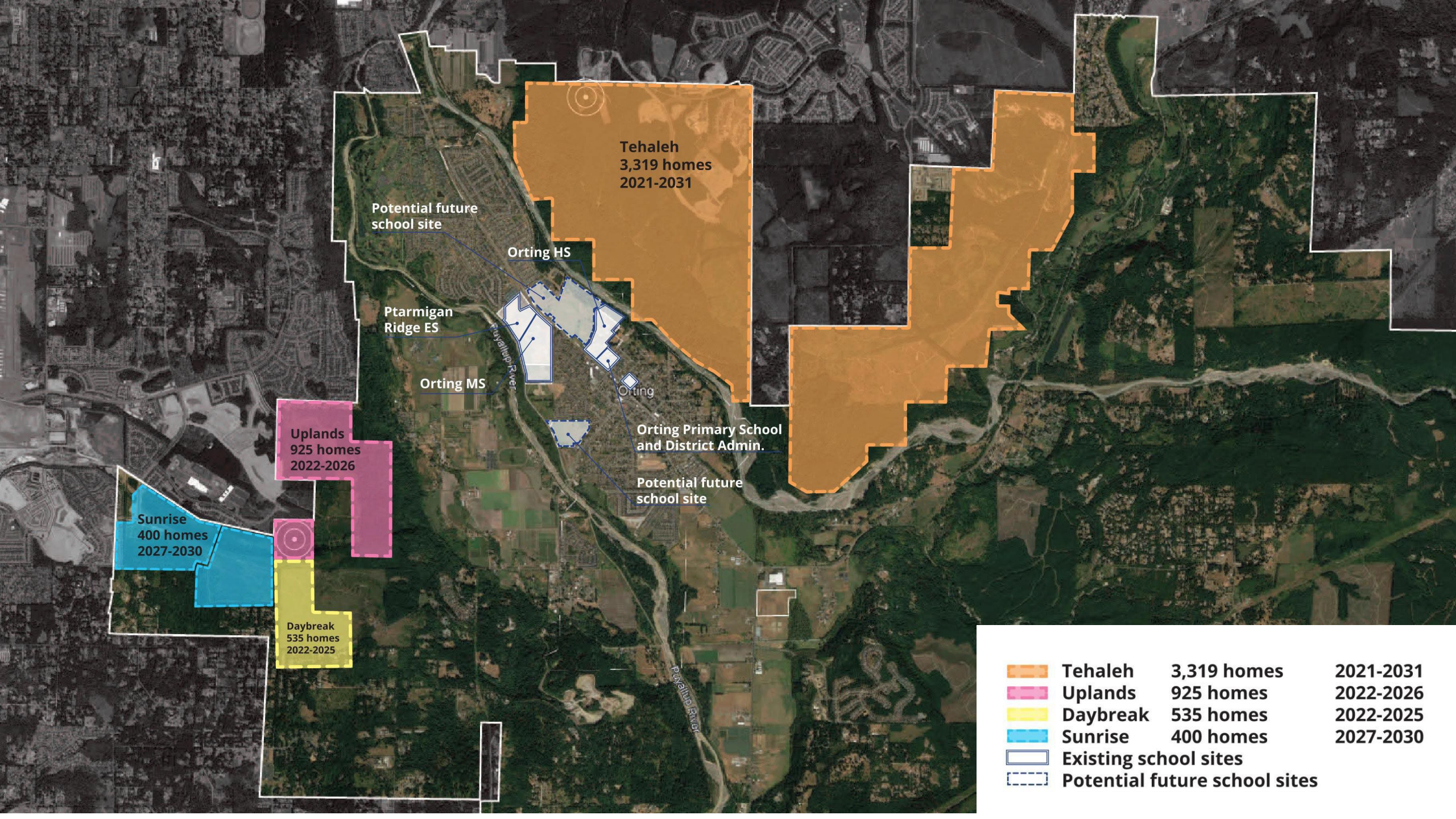
(update Whitehawk City Round-About Analysis and Design)

Typical Design and Permitting Timeline: **1.5 years**

Typical Construction Timeline: **1.5 years**

Total Permitting, Design, Construction Timeline: 4 years

Start Design Spring 2022: Open School Fall 2026



Tehaleh
3,319 homes
2021-2031

Potential future
school site

Orting HS

Ptarmigan
Ridge ES

Orting MS

Orting

Orting Primary School
and District Admin.

Potential future
school site

Uplands
925 homes
2022-2026

Sunrise
400 homes
2027-2030

Daybreak
535 homes
2022-2025

	Tehaleh	3,319 homes	2021-2031
	Uplands	925 homes	2022-2026
	Daybreak	535 homes	2022-2025
	Sunrise	400 homes	2027-2030
	Existing school sites		
	Potential future school sites		

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

Previous CFAC Recommendation

Phase Three:

- Expand permanent capacity at Orting High School by 600 students, total 1,500 capacity students, demo oldest buildings
- New Middle School in the Tehaleh area with 750 student capacity
- New Tehaleh or Uplands area Elementary School with a 600-student capacity on a new site

Heard from neighboring Districts that student generation rates are lower than previously anticipated.

Due to the need to address “surges” in population we should consider building the new elementary to serve 700 students. (\$5M delta between 600 and 700 student schools)

Costs have increased so we can't accomplish as many projects in a given phase and need to spread them out more.

To make the HS phasing work, we will likely need to keep OPS and use it for high school until the next phase of construction of the high school.

We are recommending adjusting the timing of Phase 2 and Phase 3 bonds to be 5 years apart to allow all projects within a phase to be completed BEFORE the next phase bond election. This also allows for a larger bond dollar amount in Phase 2.

Bond Phasing

Adjusted Proposed Phasing

Phase 1:

2023 Bond - \$150M max.

2026 – Projects Open

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

2027 Bond - \$200M max.

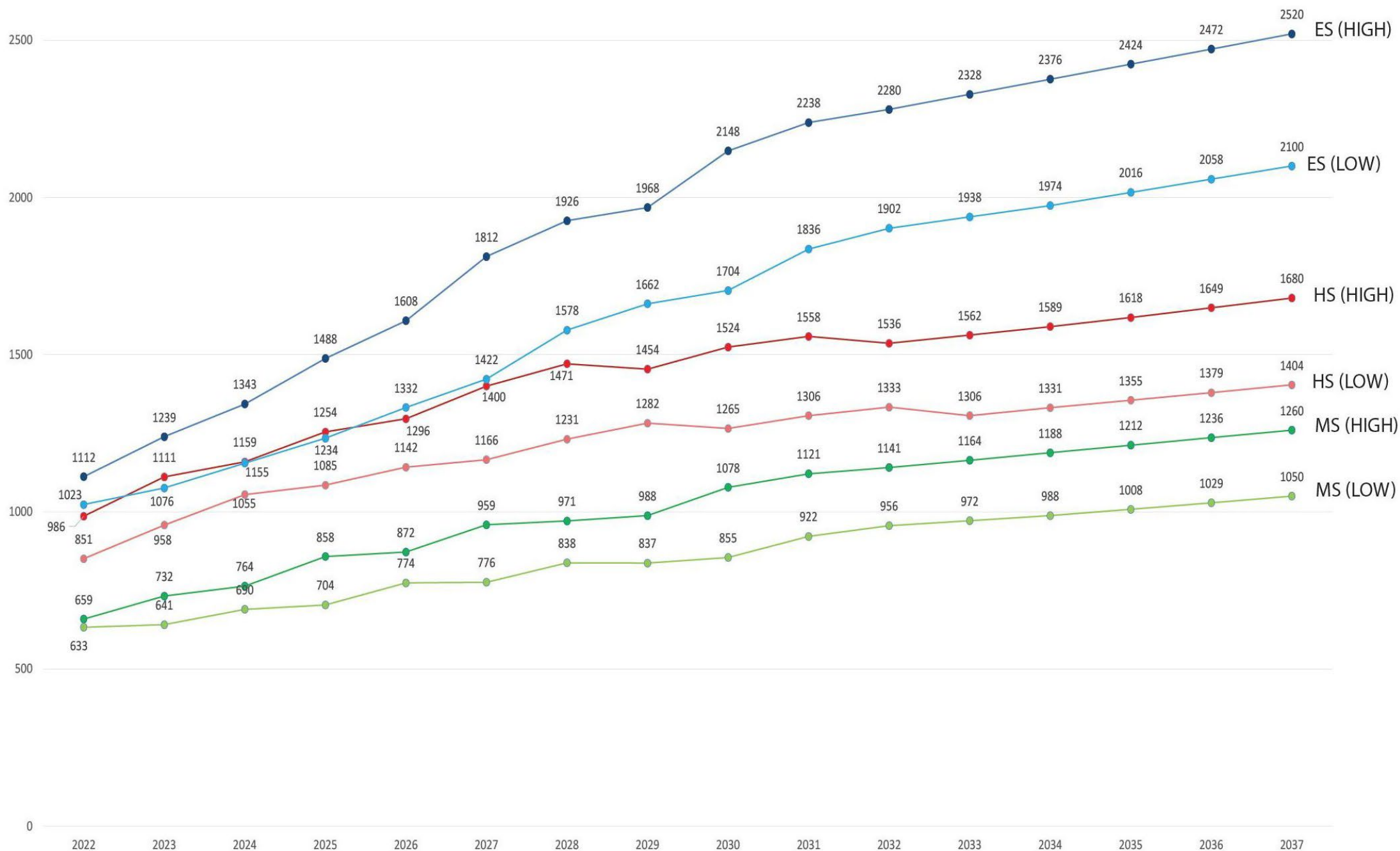
2030 and 2031 – Projects Open

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

2032 Bond - \$??? max.

2036 – Projects Open

Growth



Capacity Analysis

	Existing Capacity		
	Permanen	Portables	Total
High School	600	281	881
Middle School	699	0	699
OPR	290	200	490
PTR	460	350	810

	After Phase 1 (2026-27 school year)						After Phase 2 (2031-32 school year)						After Phase 3 (2036-37 school year)					
	\$150 Million						\$200 Million						??? Million					
	Permanent		Temporary		Total		Permanent		Temporary		Total		Permanent		Temporary		Total	
Scenario 1	Existing	New	Portables	OPS Bldg	OPS Portables		New	Total	Portables	OPS	OPS Portables		New	Total	Portables	OPS	OPS Portables	
HS Population - High						1296						1558						1680
HS Population - Low						1166						1333						1404
High School (1B)	600	300	141	325	279	1645						1645	700	1600	0	0	0	1600
Phase 1 - 300 student addition - CTE/Classrooms and Gym/Wrestling - use OPR for HS																		
Phase 2/3 - 700 student addition - demo OPS																		
Phase 4 - Remodel/Replace existing curved building, new PAC?																		
High School (1A)	600	500	141	325	279	1845						1845	500	1600	141	0	0	1741
Phase 1 - 500 student addition - use OPR for HS																		
Phase 2/3 - 500 student addition - demo OPS																		
Phase 4 - Remodel/Replace existing curved building, new PAC?																		
Middle School	699					699	500	1,199				1,199						1,199
MS Population - High						872						1,121						1260
MS Population - Low						776						956						1050
Elementary School	460	875	350	0	0	1,685	700	2,035	200	0	0	2,235	700	2,735	0	0	0	2,735
Phase 1: New Orting ES (700), PTR Addition (175)																		
Phase 2: New Tehaleh (700)																		
Phase 3: Uplands/Sunrise (if needed)																		
ES Population - High						1608						2238						2520
ES Population - Low						1422						1902						2100

Growth



Scenarios

Phase 1: \$150M

New Elementary School (700 students) - \$78M (open 2026)

High School Addition (300 or 500 students) - \$50M (open 2026)

PTR Addition (150 – 175 students) - \$22M (hopefully open 2025)

Phase 2: \$200M

New Tehaleh Elementary (700 students) - \$92M

Phase 2 High School???

Middle School Addition???

Maintenance Facility??? District Office??? Other?????

Phase 3: \$?

High School Addition

Sunrise Elementary???

Tehaleh Middle School???

Other Projects??

Costs

ORTING SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL

BOND ESTIMATE (assume 2/2023 election, open school 9/2026)

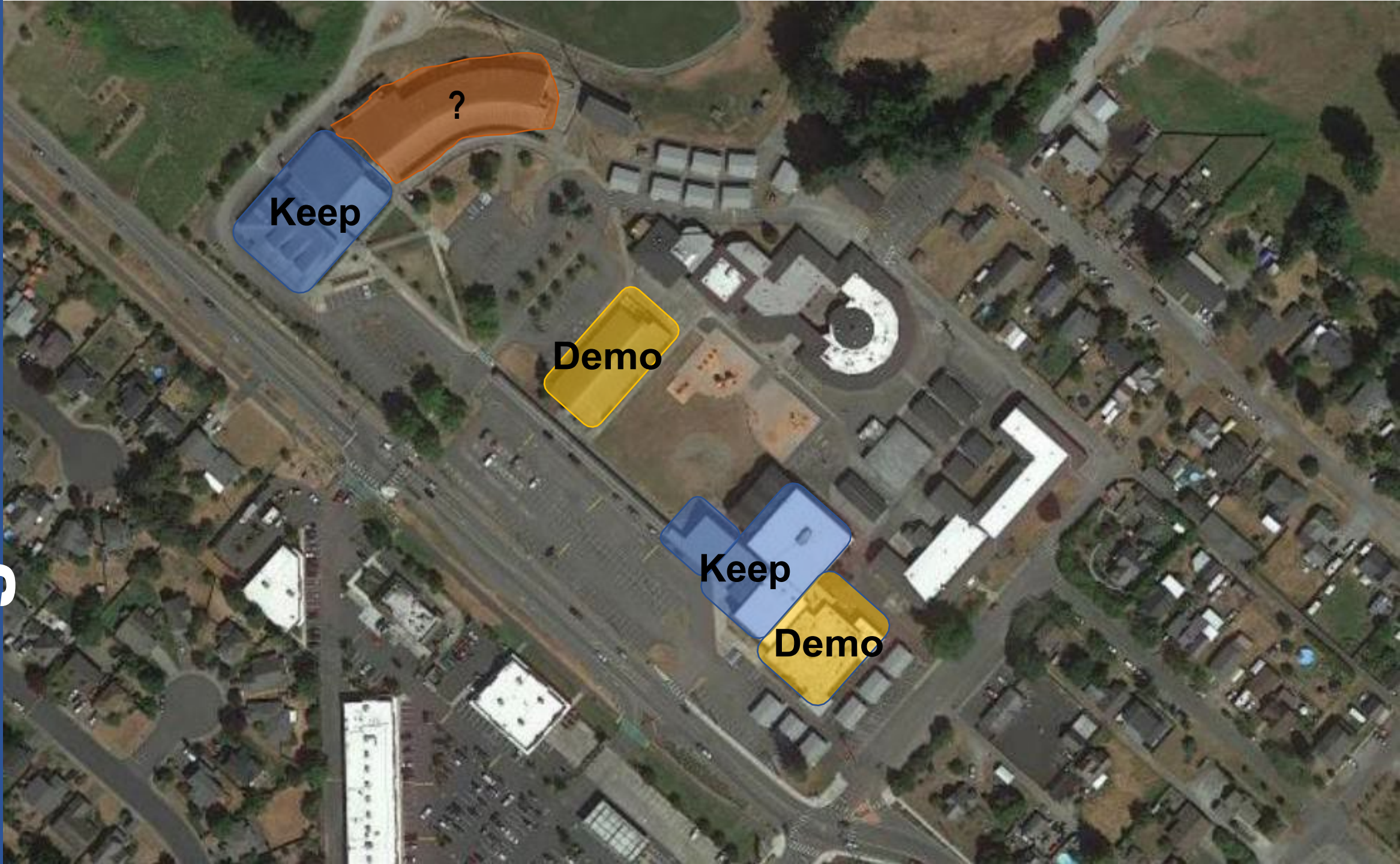
Estimate Dated 4/25/22

New Elementary School	81,600	sf	\$ 425	\$ 34,680,000
700 students				
Covered Play Structure	4,000	sf	\$ 125	\$ 500,000
Pier Foundation Premium	54,672	sf	\$ 25	\$ 1,366,800
Sitework	9.90	ac	\$ 650,000	\$ 6,435,000
Site Preparation Package Premium	1.00	ls	\$ 250,000	\$ 250,000
Wetland Mitigation	1.26	ac	\$ 500,000	\$ 631,313
Frontage Improvements / Utility	1.00	ls	\$ 750,000	\$ 750,000
Access Road from Round-about	1.50	ac	\$ 200,000	\$ 300,000
SUB-TOTAL (2022 dollars)			\$ 550.41	\$ 44,913,113
Escalation to Mid-Point - Mar 2025			17.97%	\$ 8,070,909
TOTAL CONSTRUCTION BID COST			\$ 649.31	\$ 52,984,022
Change Order Contingency			7.00%	\$ 3,708,882
Subtotal Construction Cost				\$ 56,692,904
Sales Tax on Construction Cost			9.40%	\$ 5,329,133
Total Construction Cost				\$ 62,022,036
Project Development (Soft) Costs			25.95%	\$ 16,096,366
TOTAL PROJECT COST		47.44%	\$ 957.33	\$ 78,118,403

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX			included above
TESTING AND INSPECTIONS	1.5%	\$ 794,760	
CONSTRUCTION CONTINGENCY		included above	
ARCHITECT/ENGINEERING FEES	12.0%	\$ 6,358,083	
OWNER CONSULTANTS	2.0%	\$ 1,059,680	
BUILDERS RISK INSURANCE	0.8%	\$ 465,165	
CONSTRUCTION MANAGEMENT	3.5%	\$ 1,854,441	
PERMITS	1.5%	\$ 930,331	
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 124,044	
FURNISHINGS & EQUIPMENT	5.0%	\$ 2,649,201	
PROJECT CONTINGENCY	3.0%	\$ 1,860,661	
		\$ 16,096,366	

High School



High School Needs:

Capacity

Existing HS Building Area: ~100,000 sf + old gym 10,000 = ~110,000 sf

Existing HS Capacity: 600 permanent, 281 portable = 881 total

Existing HS Building Area to Remain:

If keep curved HS building: ~88,000 sf

If replace curved HS building: ~44,000 sf

Building Area needed for 1600 students: ~260,000 sf

Building Area needed for 1750 students: ~275,000 sf

Educational Adequacy:

CTE spaces insufficient for current/future needs

Gymnasium space too small

Wrestling building (old gym) needs to be replaced

Pedestrian and Vehicle transportation mixed and need improvement

38% of high school capacity in Portables

Phase 1 – High School

Maximum Possible – \$50M = 50,000 sf

What are our priorities for the 50,000 sf ?

Option A:

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

Funding Analysis

The Basics

Maximum Debt = 5% of Assessed Valuation within the District

Assessed Valuation is growing through new construction and through existing properties increasing in value.

Tax Rate

based on assessed value of a home per \$1000
includes the cost of levies and bonds

Funding Analysis

2023 Bond – Maximum \$150M

2027 Bond – Maximum \$200M

Scenario 1 – Bond Tax Rate \$2.39, Aggregate Tax Rate \$4.27

2023 Bond - \$100M

2027 Bond - \$200M

Scenario 2 – Bond Tax Rate - \$2.61, Aggregate Tax Rate \$4.49

2023 Bond - \$125M

2027 Bond - \$200M

Scenario 3 – Bond Tax Rate - \$2.83, Aggregate Tax Rate \$4.71

2023 Bond - \$150M

2027 Bond - \$200M

\$0.44

Table Discussion

Phase 1 – High School

Maximum Possible – 50,000 sf

What are our priorities for the 50,000 sf ?

Option A:

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

Spring 2023 Goals

Get strong start to Elementary School Schedule Drivers

- Wetland process and mitigation approach
- Develop plan for working with City & WSDOT

Kick-off and complete Elementary School Conceptual Design

- Join staff meetings at OPS and PTR
- Develop Design Committee
- 6 planning and design workshops with committee

Develop strong draft long range plan

- Understand Current Building Capacity and Growth Schedule
- CFAC committee restarts work
- Board Workshop Discussion May 5

May 5 Board Workshop

*Option for future use
of each District
property*

*High School Master
Plan Options*

*Possible phasing
approach for future
bonds*



Communication

Monthly Board Meeting Updates

City of Orting processes

Zoning Change / Comprehensive Plan update
SEPA environmental review
Building Design Review

Ideas for Additional Outreach

Orting SD website updates
???
???