

# CFAC Meeting #6

## Capital Projects Priorities

12 October 2021

# Today's Agenda

Site Alternatives

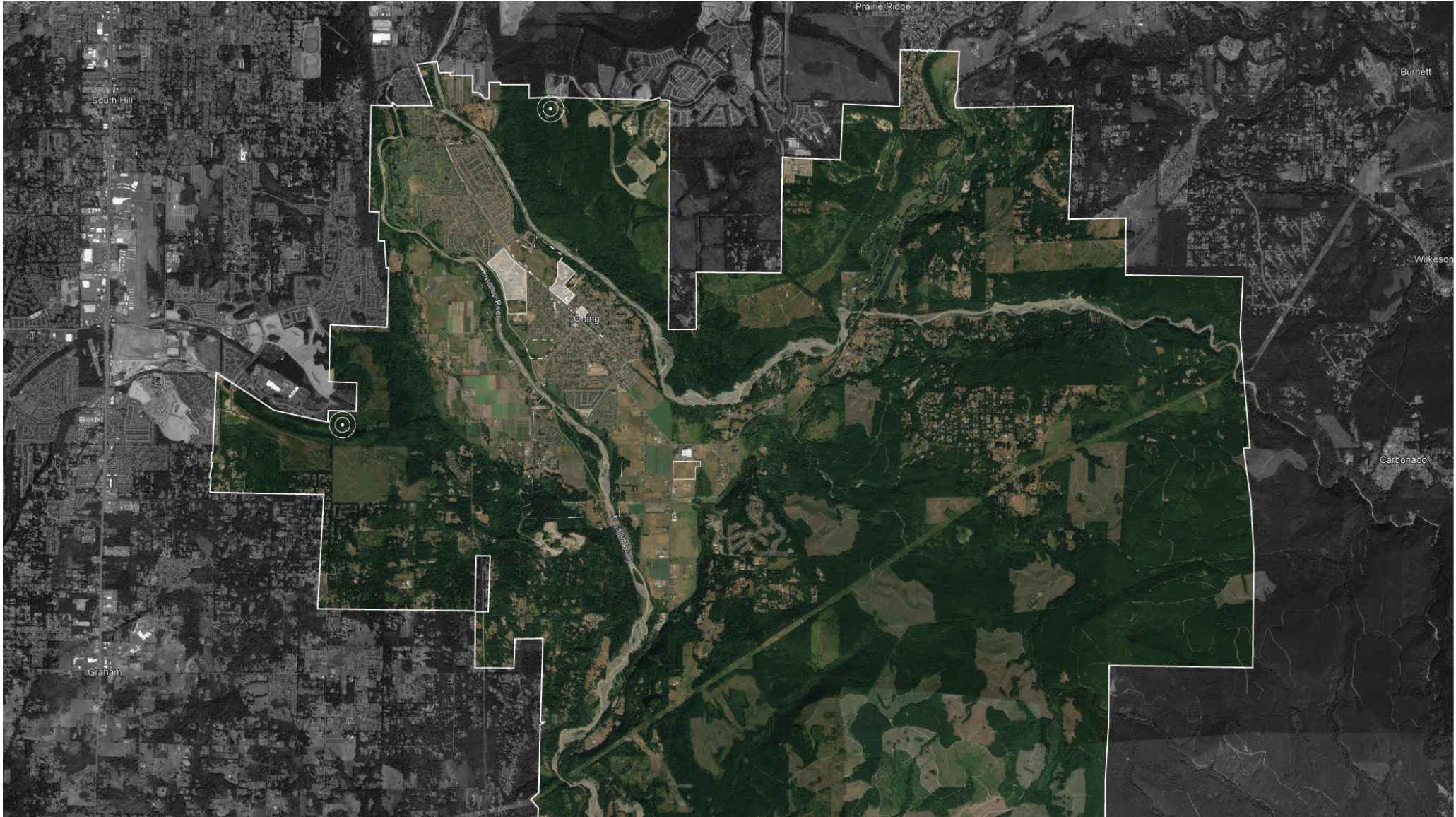
Reminder of Enrollment Projections

Summary of Building Conditions

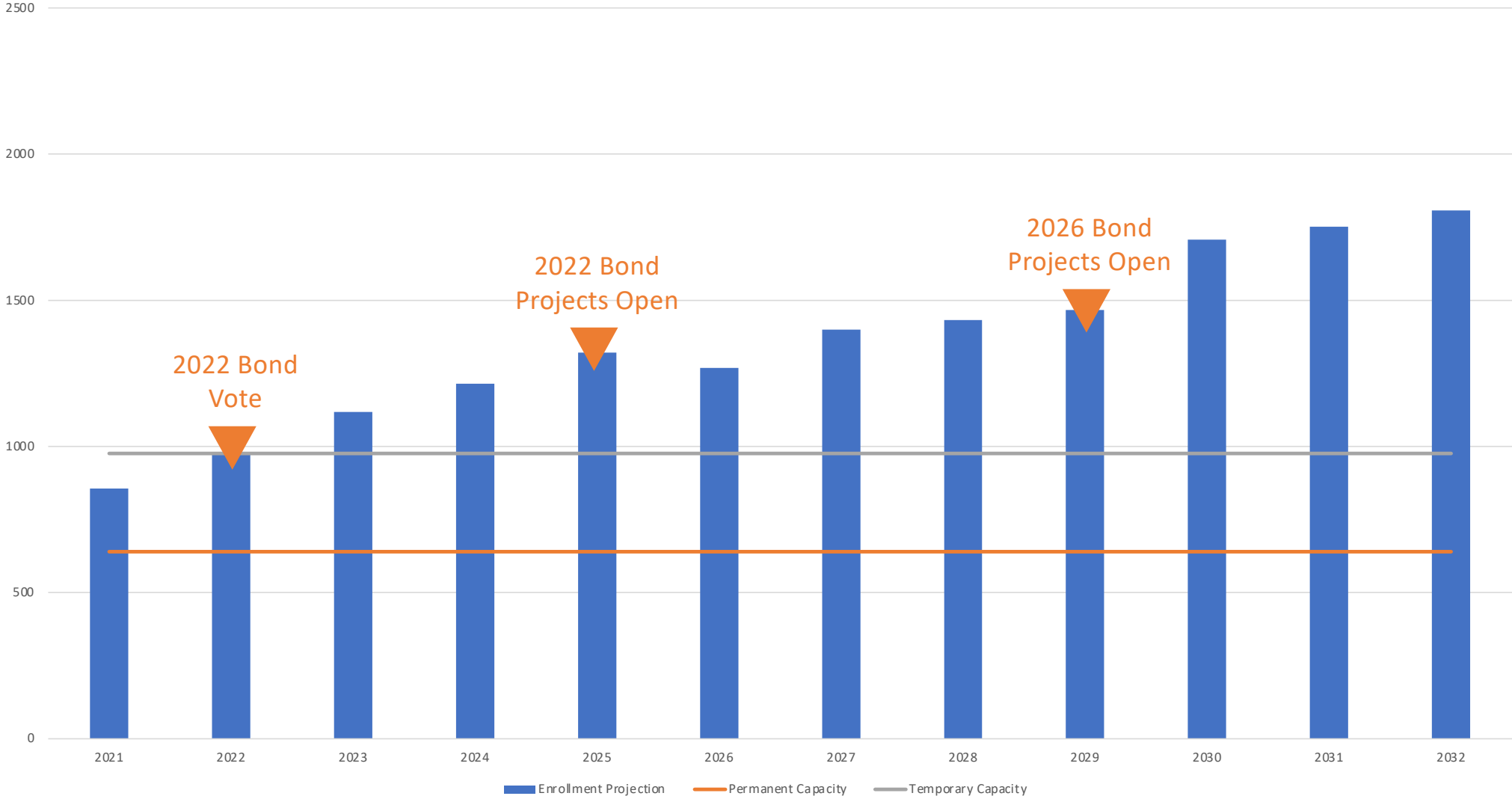
Crafting Potential Solutions



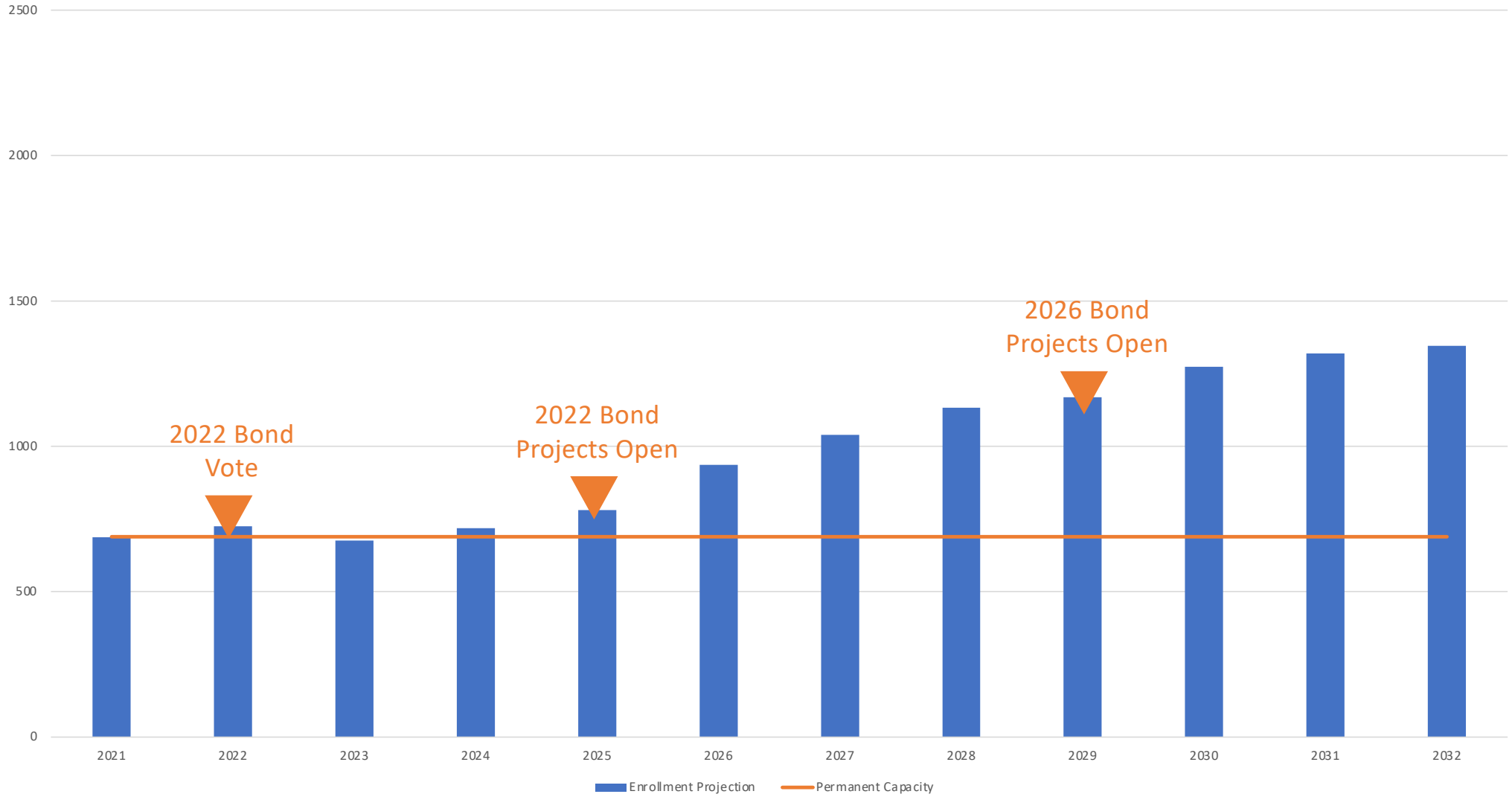




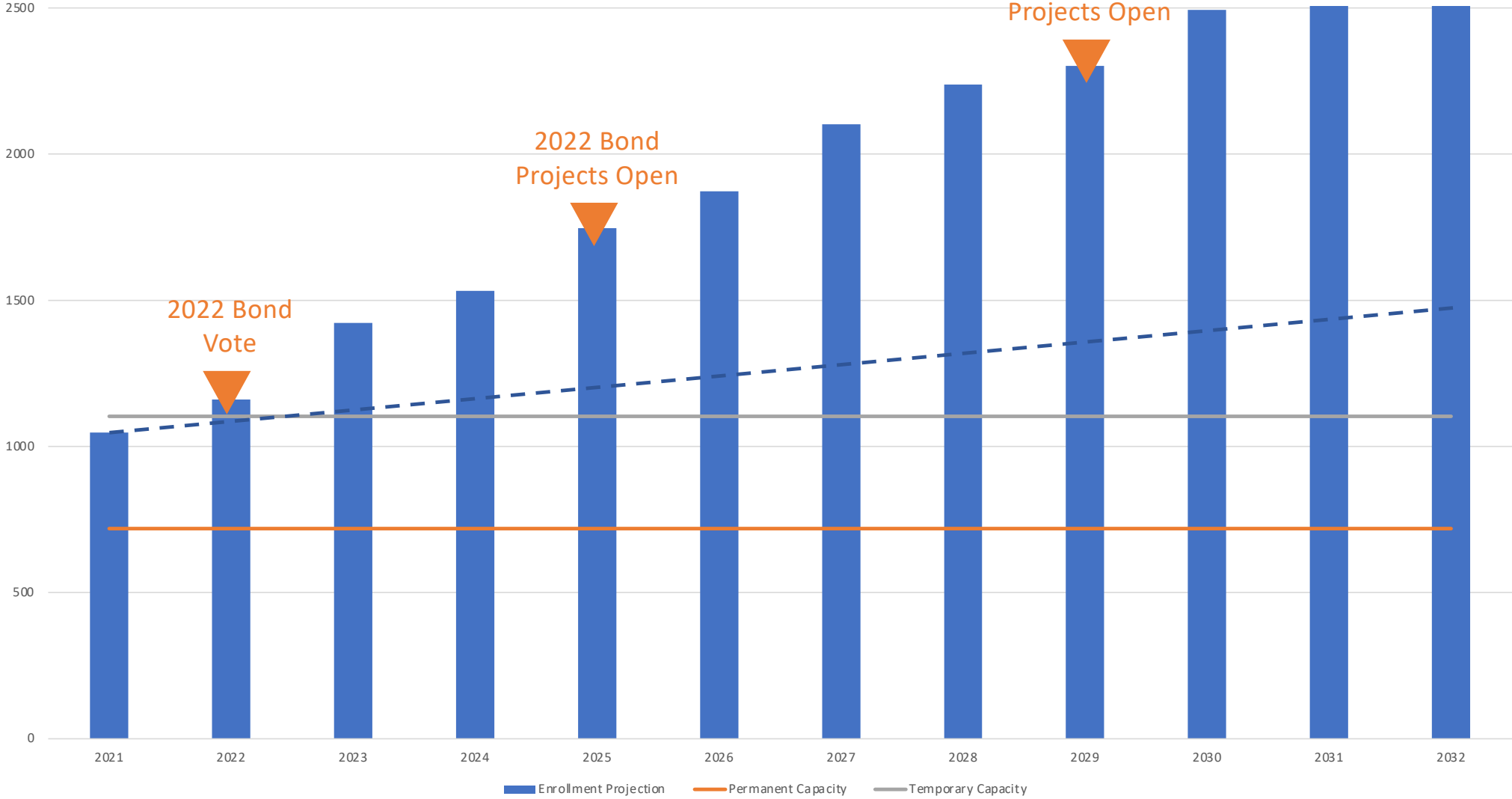
High Projected Enrollment



# Middle Projected Enrollment



Elementary Projected Enrollment



# Building Conditions

Orting Primary – Worst School Conditions

Ptarmigan Ridge – Most Temporary Capacity

Orting Middle – Newest School, At Capacity

Orting High School – Multiple Phases of

Construction, Disjointed Campus, Traffic

District HQ, Transportation, Maintenance –

Oldest Buildings



# Potential Solutions – A “Game”

Priority Order of Projects

When Should They Occur?

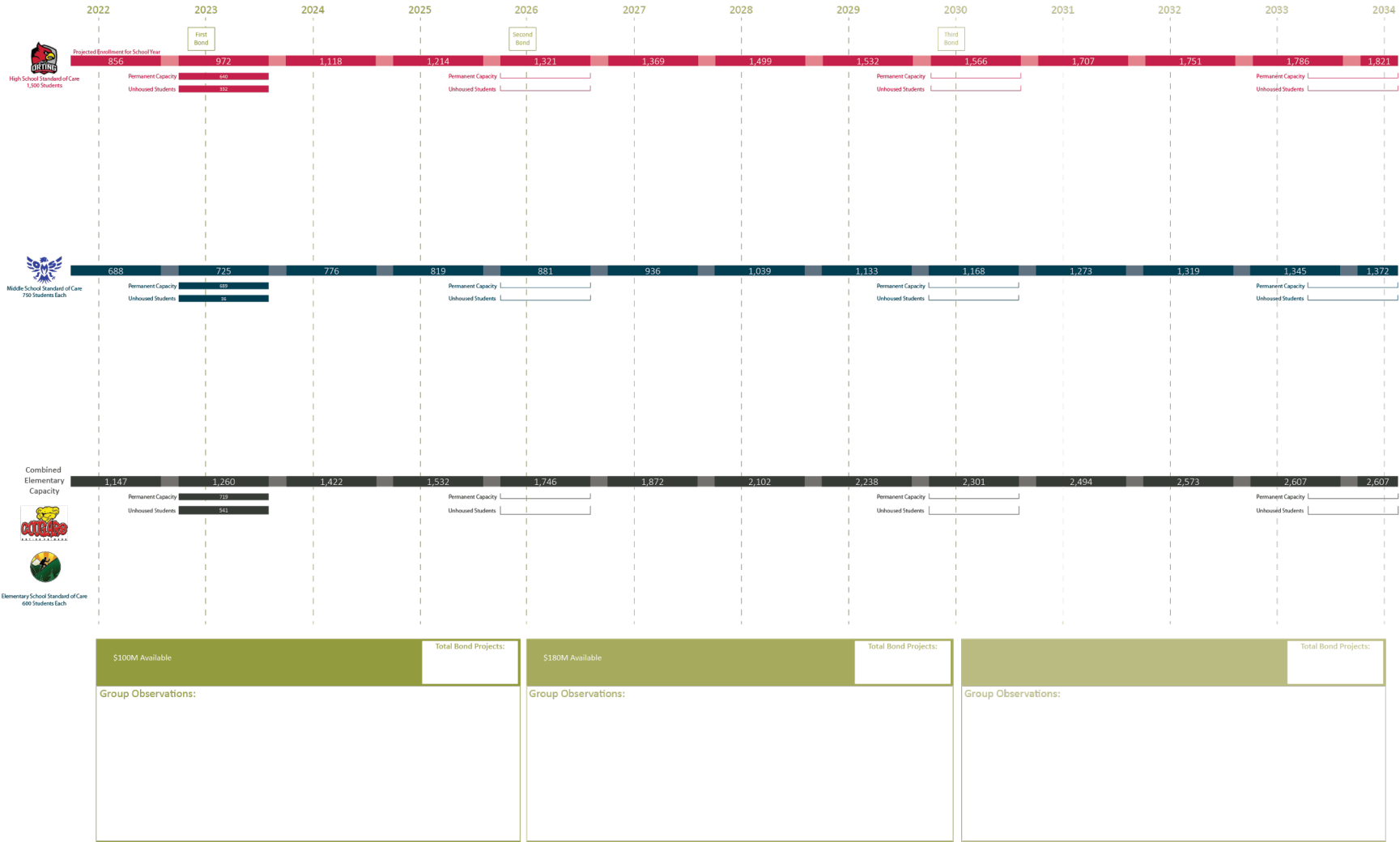
Where Should They Occur? (existing sites or new)

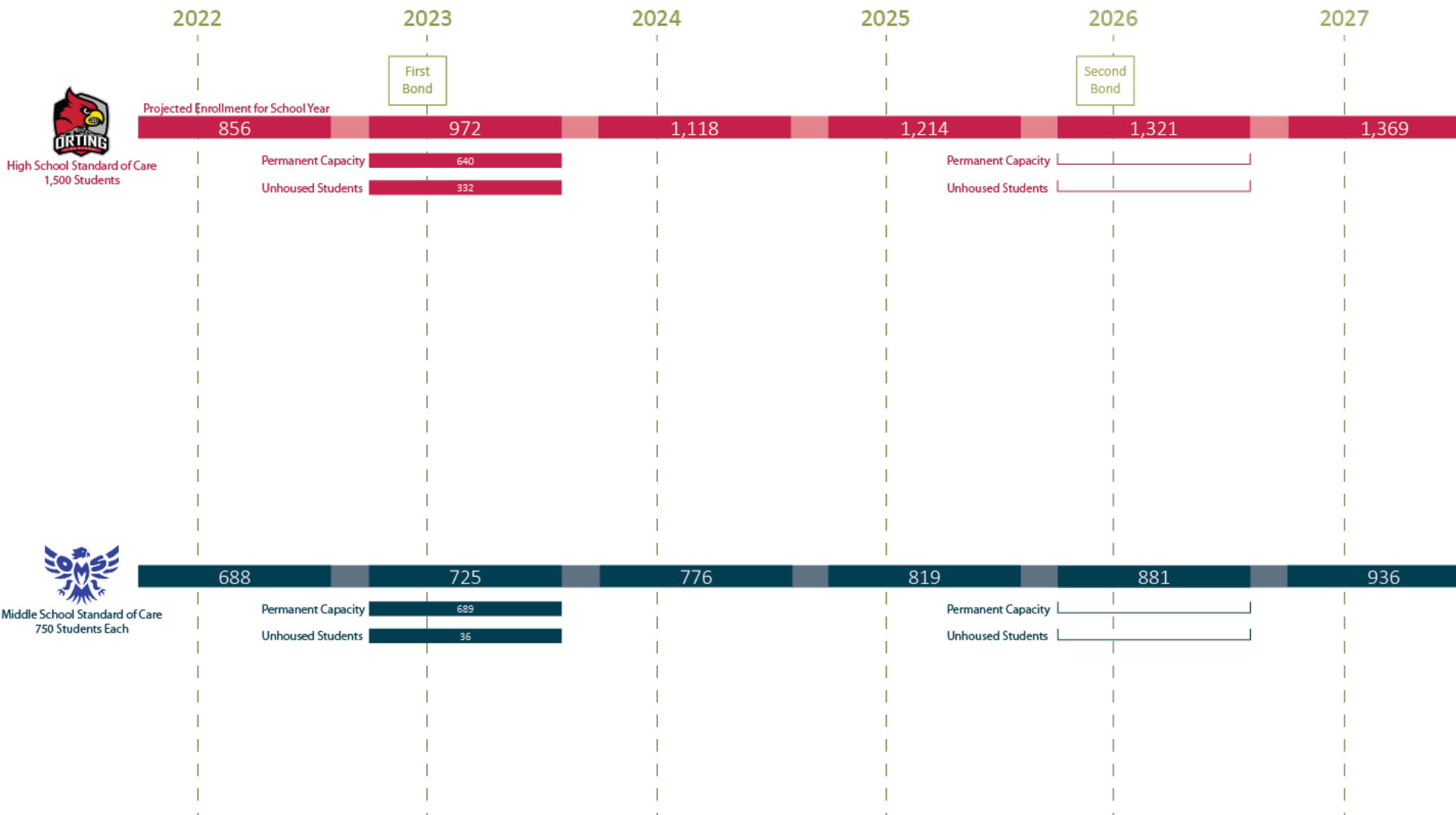
Capacity for Projected Enrollment

Addressing Building Conditions

Minding the Limits of District Debt Capacity



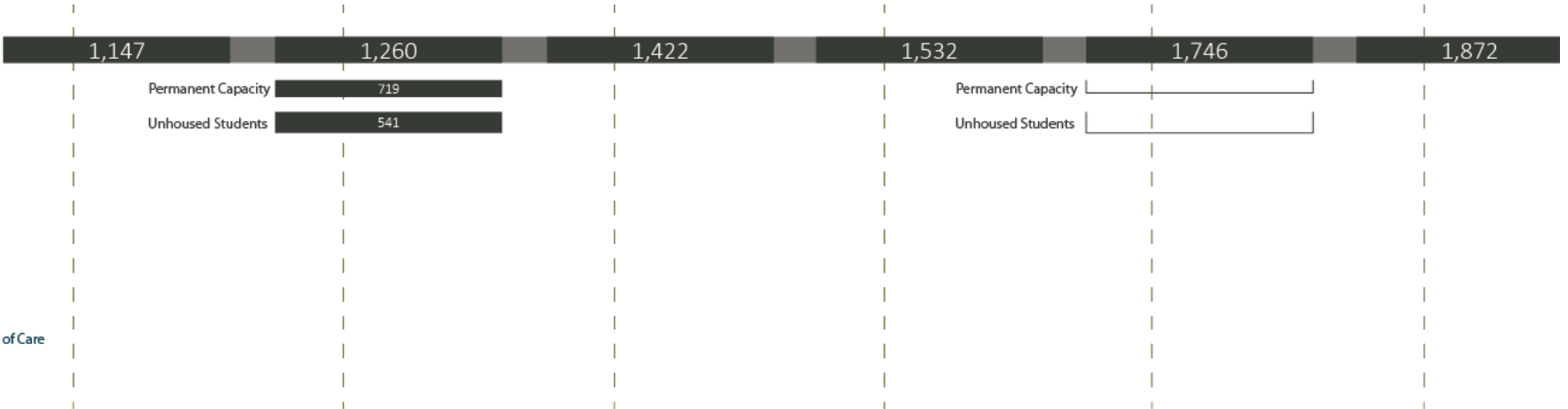




Combined  
Elementary  
Capacity



Elementary School Standard of Care  
600 Students Each



\$100M Available

Total Bond Projects:

Group Observations:

\$180M Available

Total Bond Projects:

Group Observations:

New Property  
\$20M (2022)  
\$28M (2026)  
\$29M (2030)

Demo OPR  
\$1M (2022)  
\$1.2M (2026)  
\$1.4M (2030)

Demo Admin  
\$1M (2022)  
\$1.2M (2026)  
\$1.4M (2030)

New All  
Weather Fields  
\$5M (2022)  
\$6M (2026)  
\$7M (2030)

Add Tennis  
Courts @ OMS  
\$4M (2022)  
\$5M (2026)  
\$6M (2030)

Replace  
Stadium Turf  
\$5M (2022)  
\$6M (2026)  
\$7M (2030)

New | Renovated  
Admin & Transportation  
\$25M (2022)  
\$30M (2026)  
\$36M (2030)

Expand Core/CTE @ Existing OHS (Additional 300 Student Capacity)  
\$40M (2022)  
\$48M (2026)  
\$58M (2030)

Replace Orting Primary (New Site)  
\$55M (2022)  
\$66M (2026)  
\$80M (2030)

Replace Orting High School (1,200 Students on New Site)  
\$149M (2022)  
\$179M (2026)  
\$215M (2030)

Convert Orting High School to New Middle School  
\$68M (2022)  
\$80M (2026)  
\$96M (2030)

New Tehaleh Elementary (New Site)  
\$55M (2022)  
\$66M (2026)  
\$80M (2030)

Replace Orting High School (900 Student on New Site)  
\$117M (2022)  
\$140M (2026)  
\$168M (2030)

Renovate and Expand Orting Middle School  
\$40M (2022)  
\$48M (2026)  
\$58M (2030)

New Uplands/Daybreak Elementary (New Site)  
\$55M (2022)  
\$66M (2026)  
\$80M (2030)

Expand Core/CTE @ New OHS  
(Additional 300 Student Capacity)  
\$40M (2022)  
\$48M (2026)  
\$58M (2030)

New Middle School In Valley  
\$96M (2022)  
\$115M (2026)  
\$140M (2030)

Add Gym/Kitchen/Capacity and Traffic Improvement  
at Plarmigan Ridge  
\$20M (2022)  
\$24M (2026)  
\$29M (2030)

Expand Permanent Capacity by 600 Students  
\$60M (2022)  
\$72M (2026)  
\$87M (2030)

New Middle School In Development  
\$96M (2022)  
\$115M (2026)  
\$140M (2030)

New Property  
\$20M (2022)  
\$24M (2026)  
\$29M (2030)

Demo OPR  
\$1M (2022)  
\$1.2M (2026)  
\$1.4M (2030)

Demo Admin  
\$1M (2022)  
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Stadium Turf  
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Admin & Transportation  
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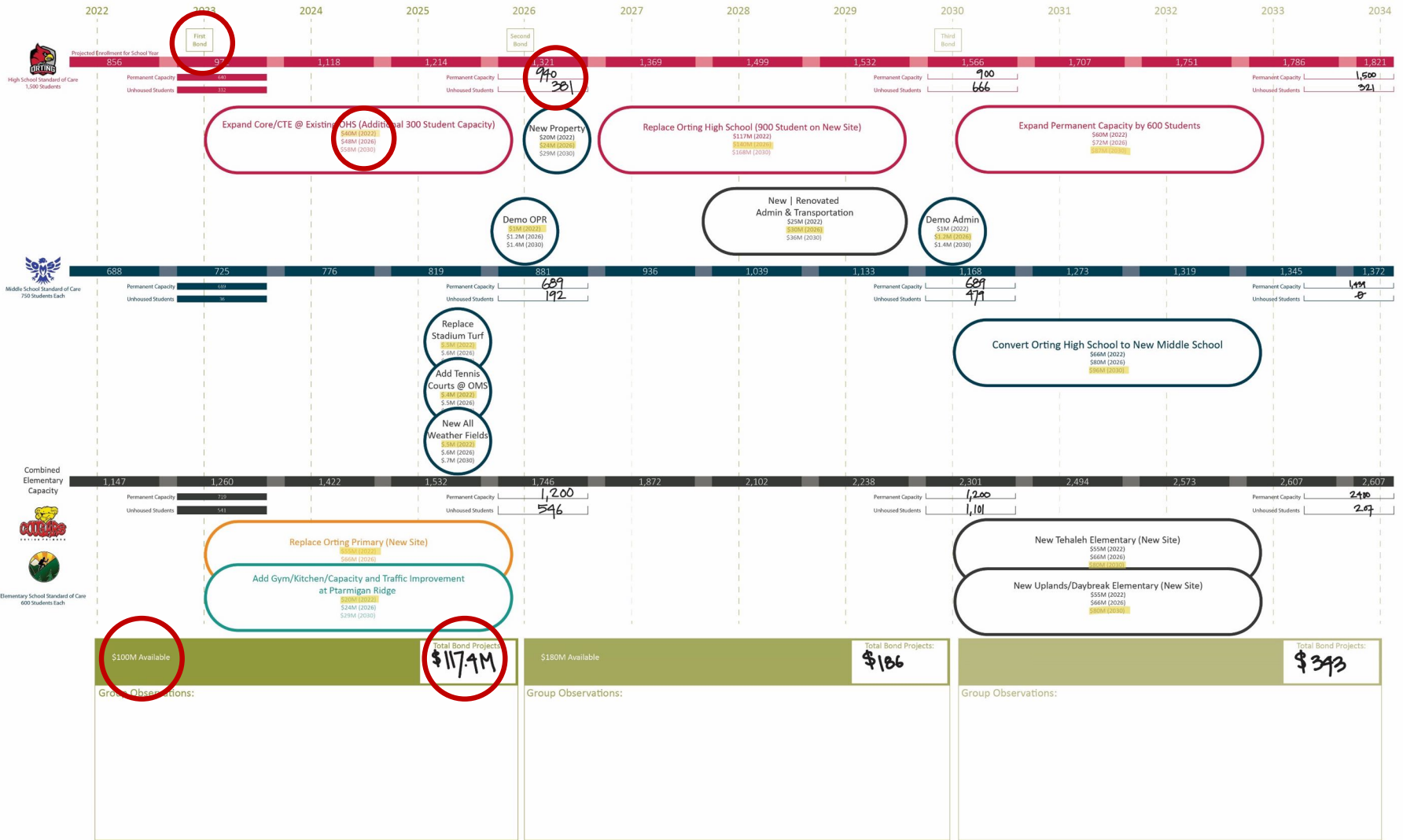
# Consider the Order of Events

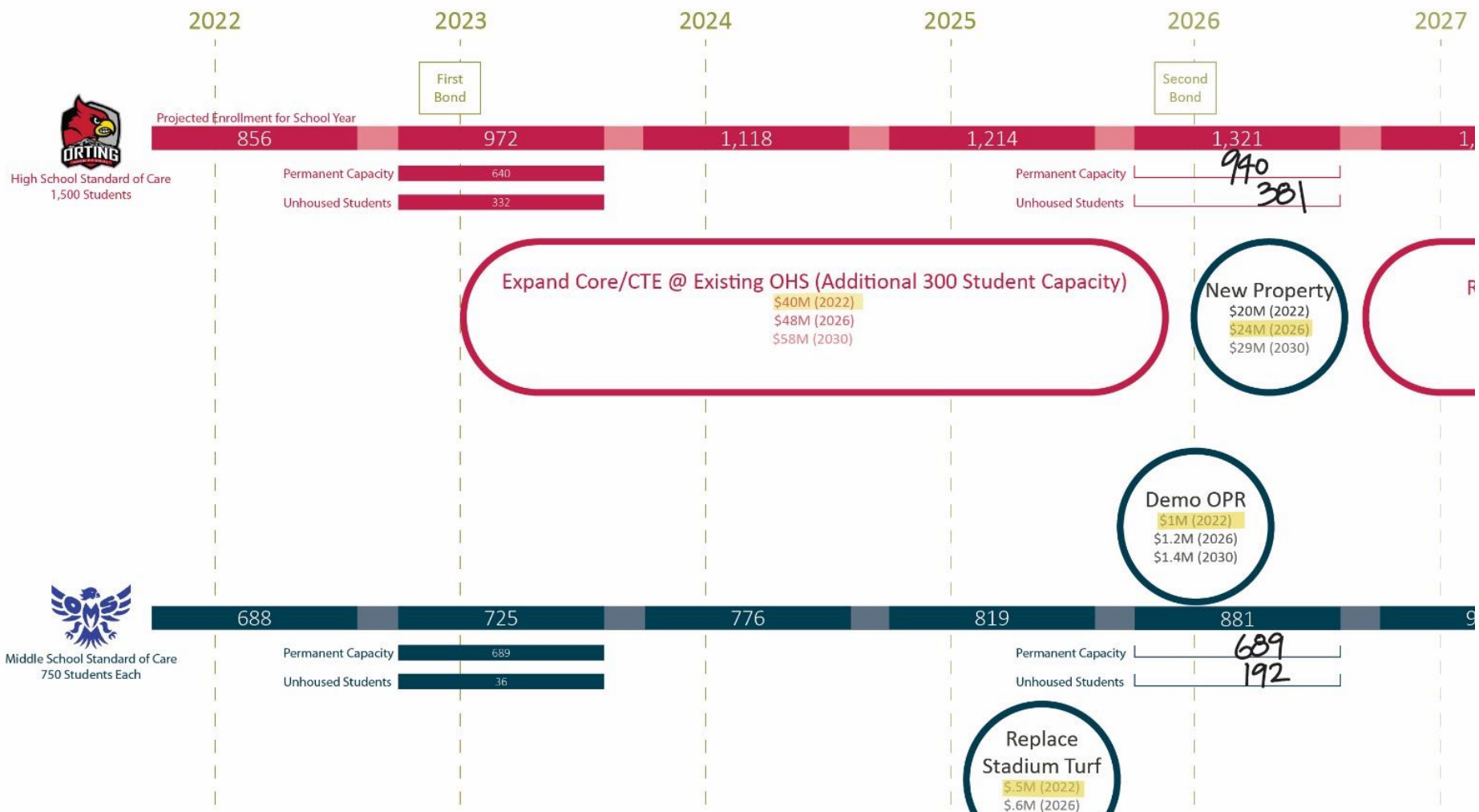
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Admin & Transportation  
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Combined  
Elementary  
Capacity



Elementary School Standard of Care  
600 Students Each



\$100M Available

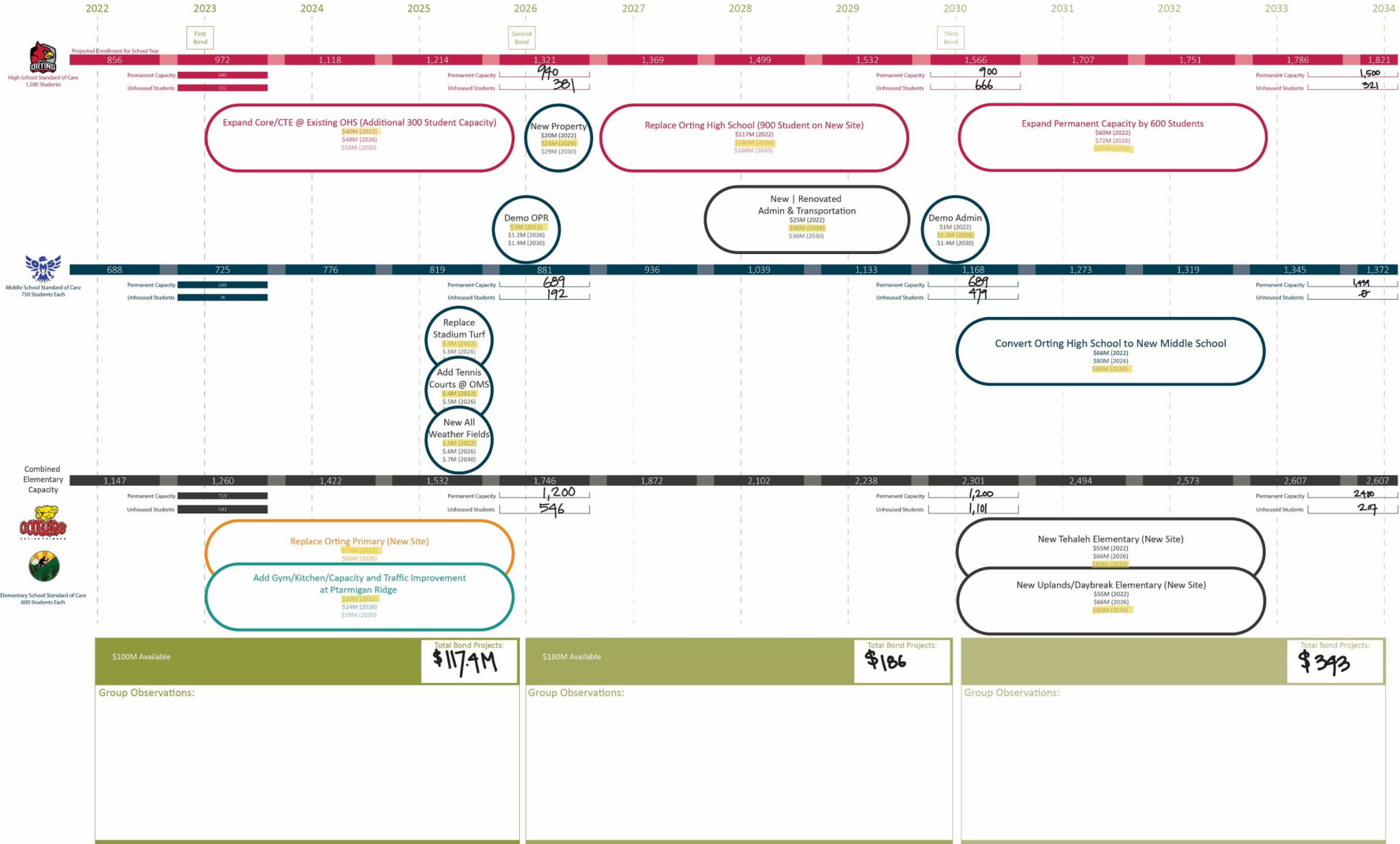
Total Bond Projects:

**\$117.4M**

\$180M Available

Group Observations:

Group Observations:



# Game Time

Initial Deliberations – Get to Know the Game

Pick Your Presenter

Break for Questions

Build Your Scenarios (focus on first two phases)

Set Up for Sharing (tape it all down)

Report Out From Each Group

Reflections / Q&A



# Approach

- Identify your highest priority project and place it on the board.
- Keep notes of your considerations at the bottom of the game board, for near, medium-, & long-term projects
- Place more projects, focusing first on enrollment growth over cost
- Balance costs (within 20% of targets) by moving projects between master plan phases.



# Break

What Questions Do You Have?

What Isn't Clear?

What Do You Wish You Could Do That  
The Rules Don't Allow?



# Report Out

What Are Your Priority Projects?

When Do You Propose They Occur?

Where Are They Best Sited?

What Challenges Did You Face in Finding Solutions?

What Are the Greatest Opportunities You See?



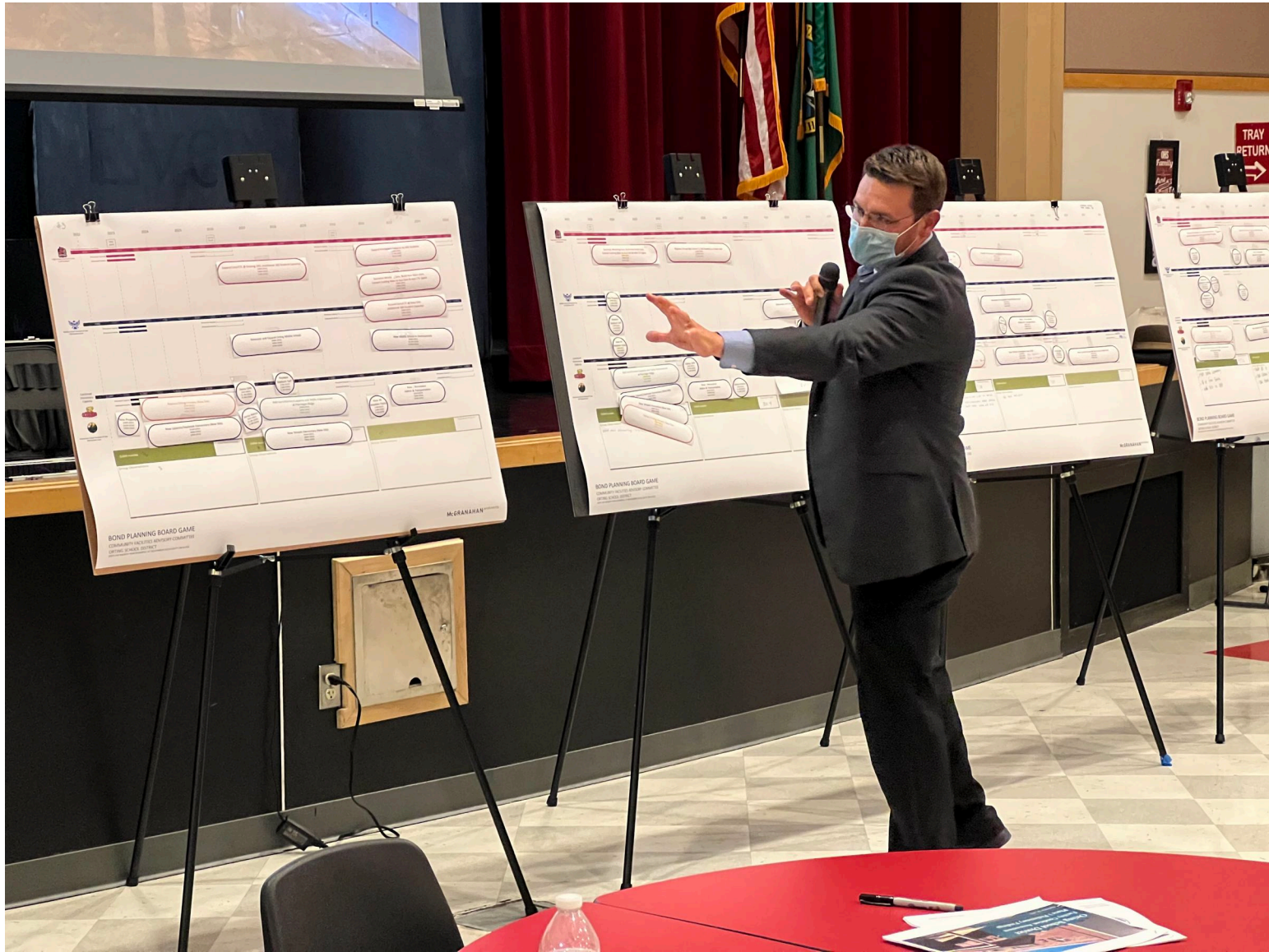
# The Results

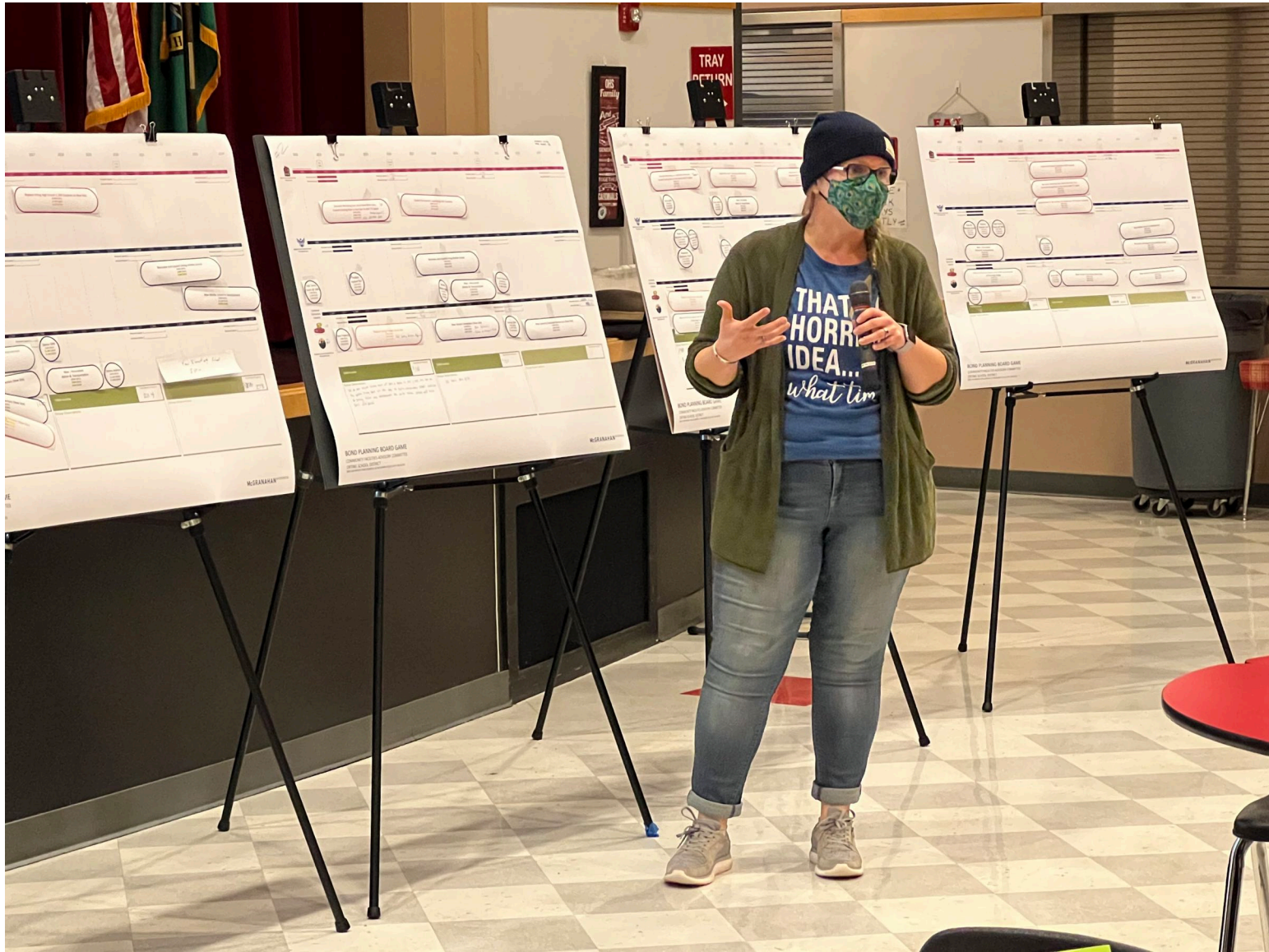


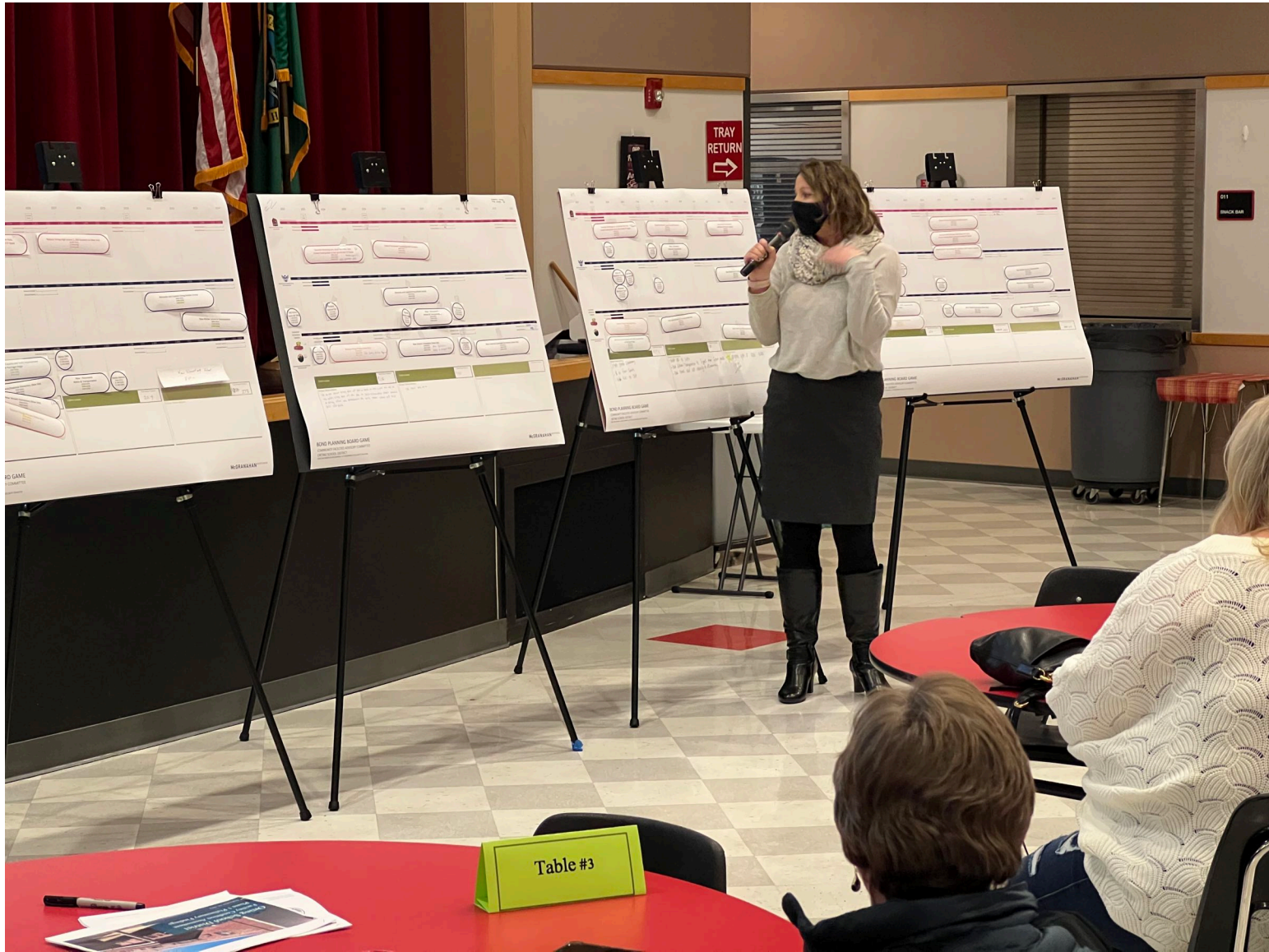






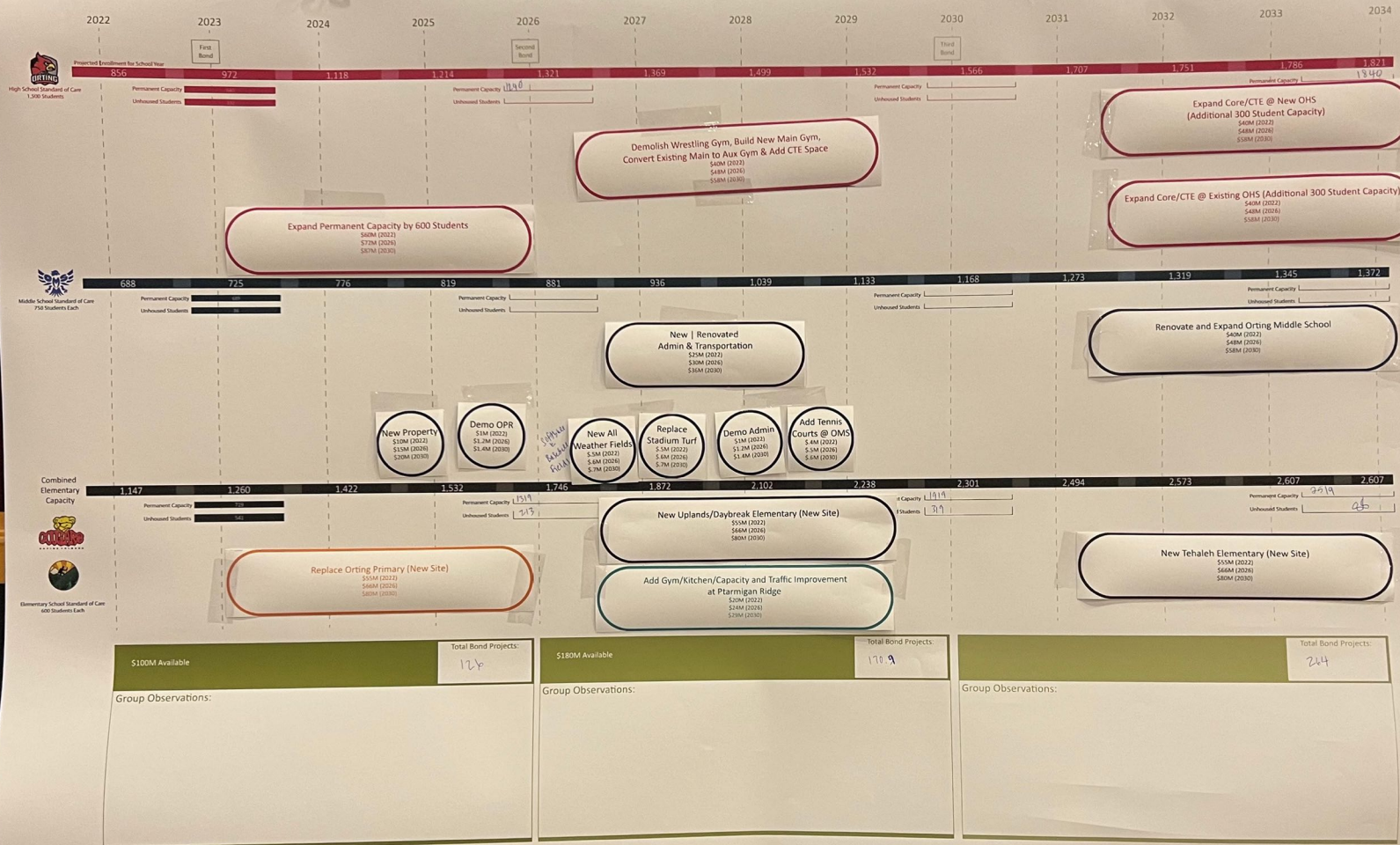


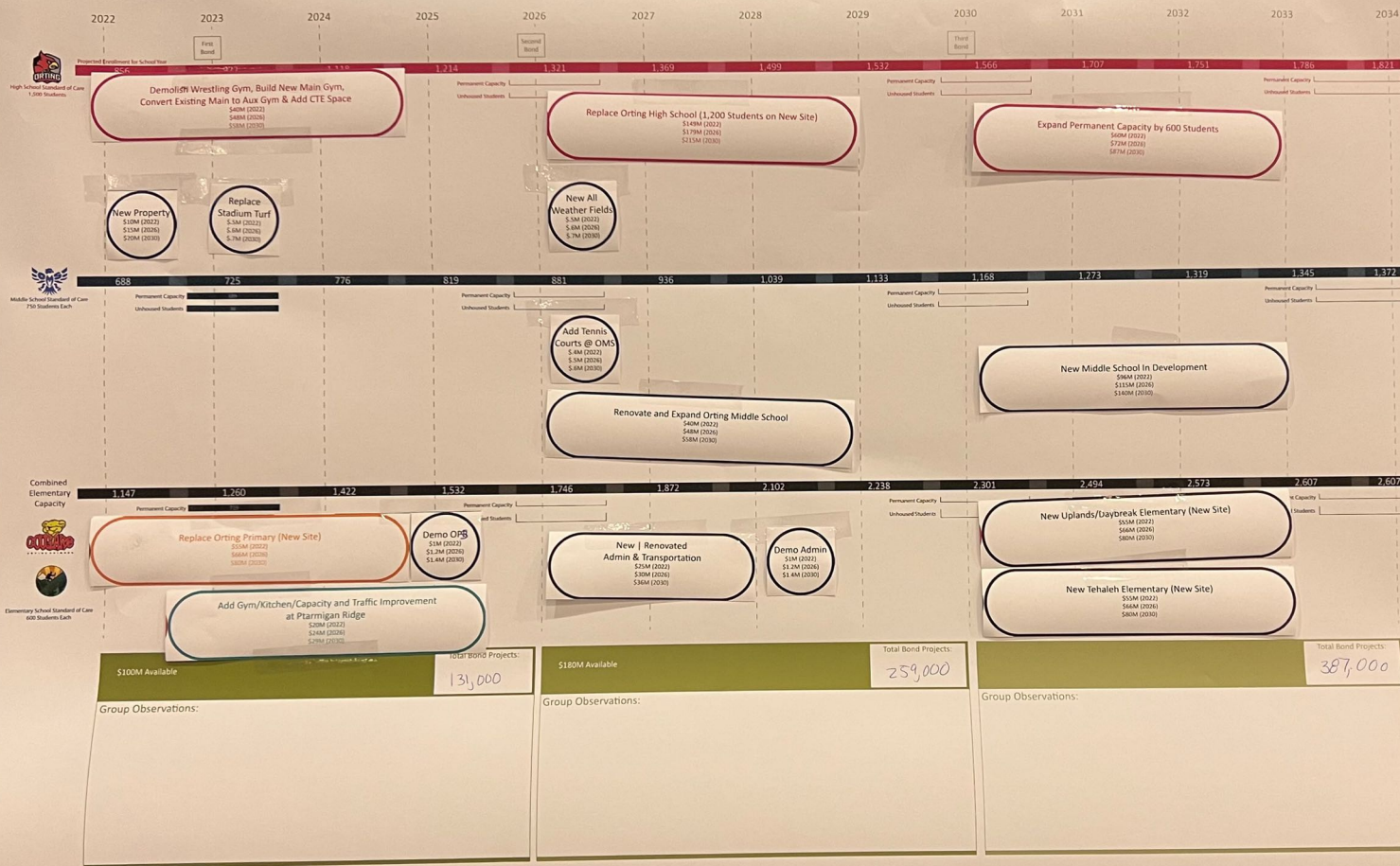




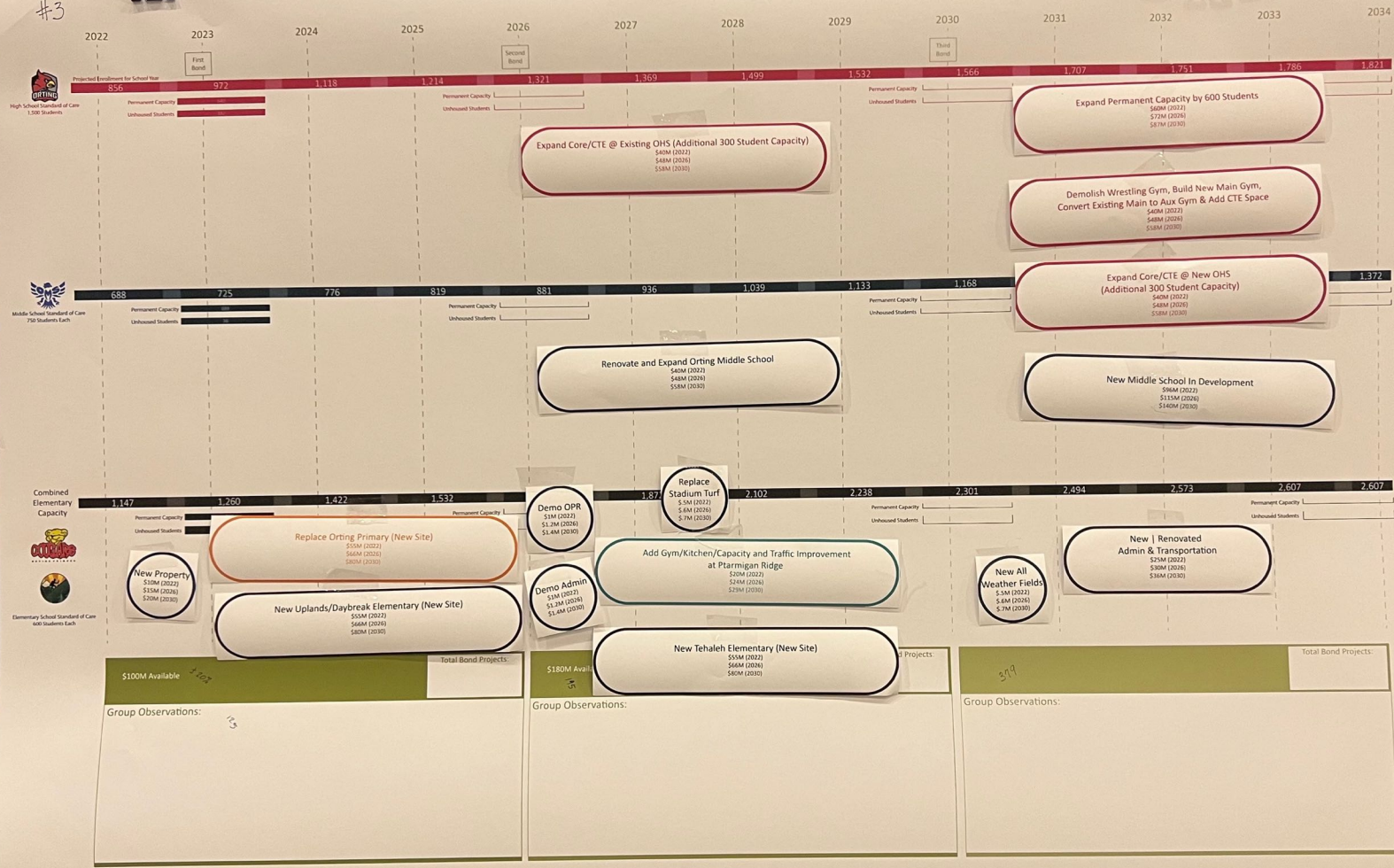


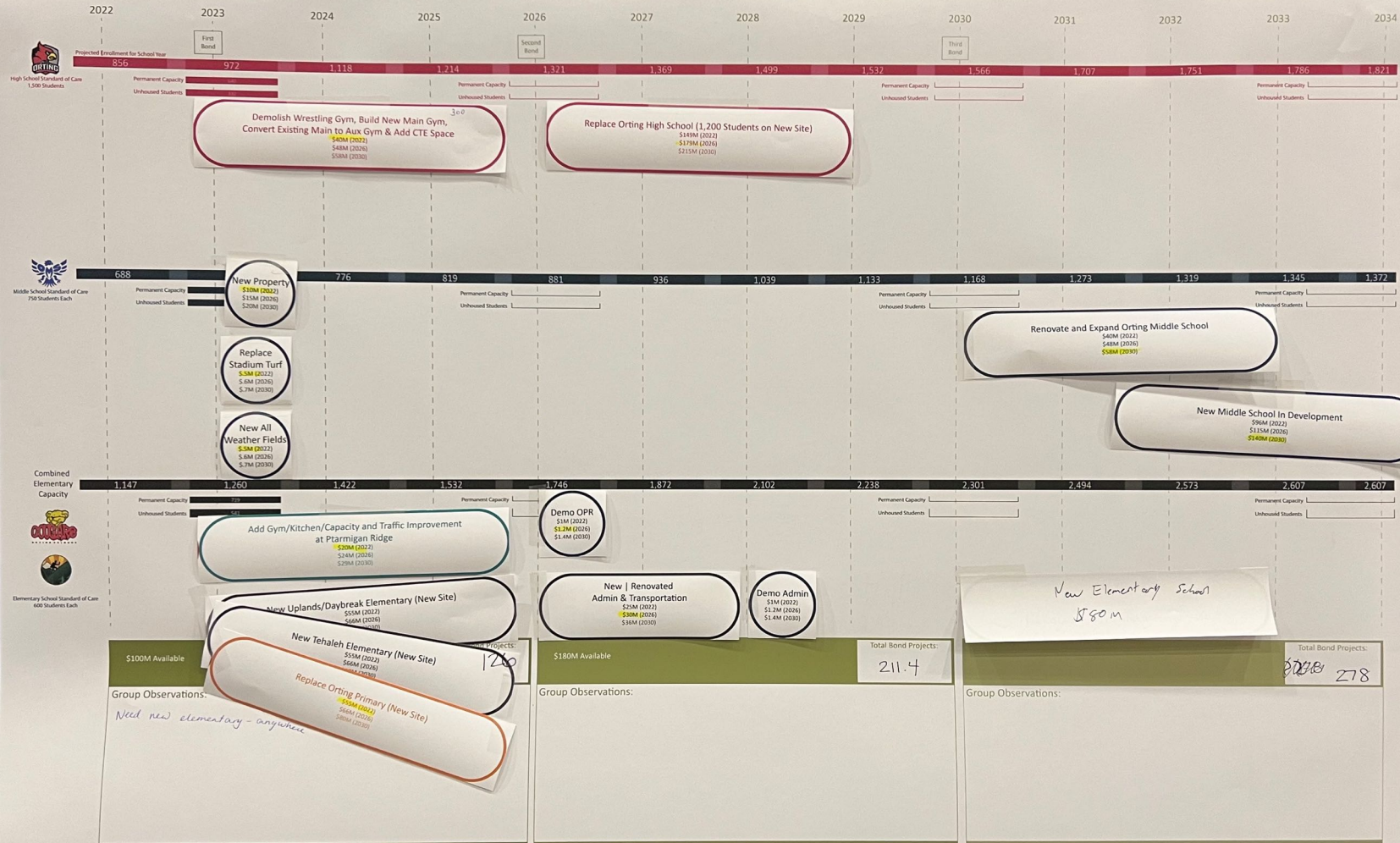


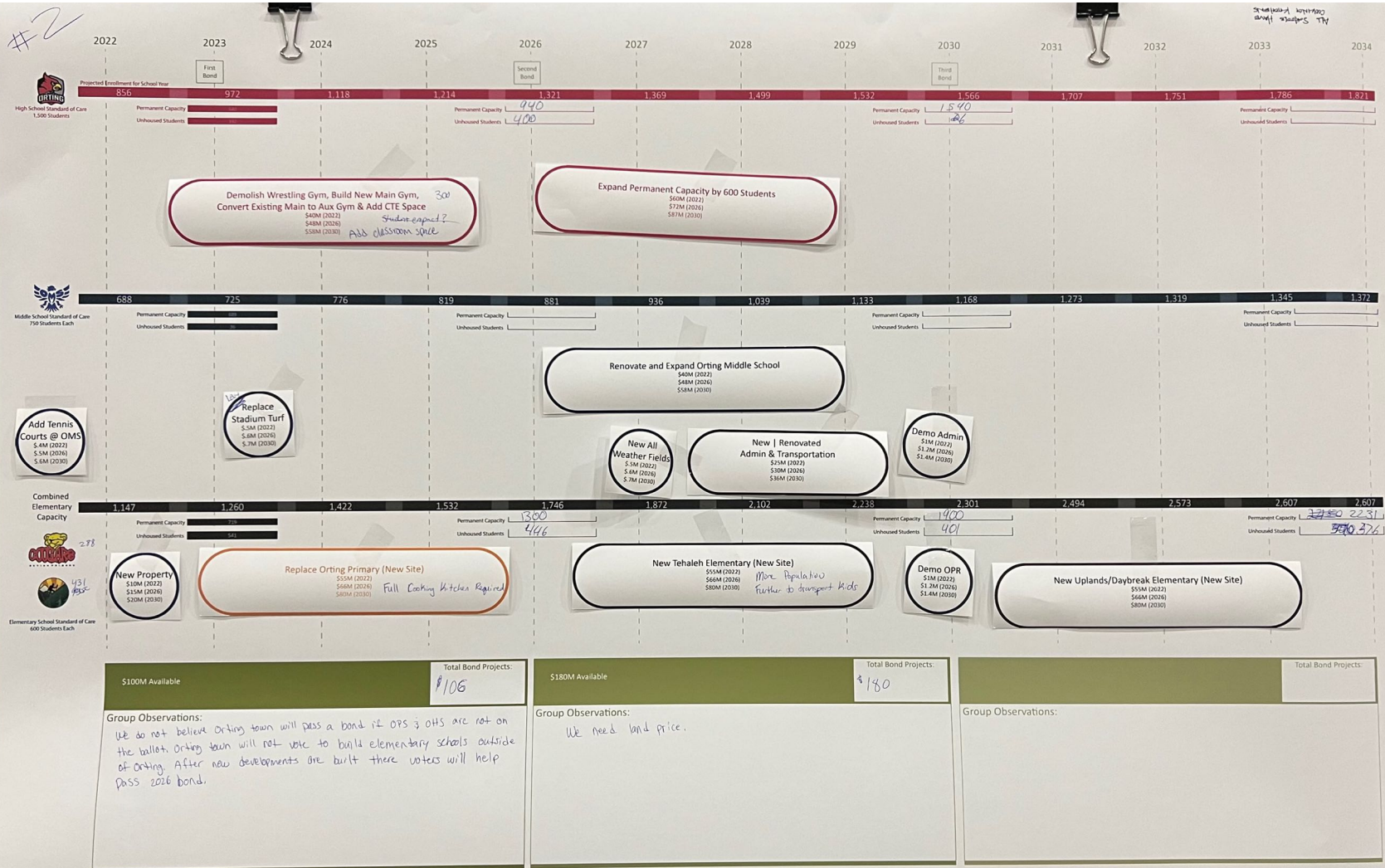


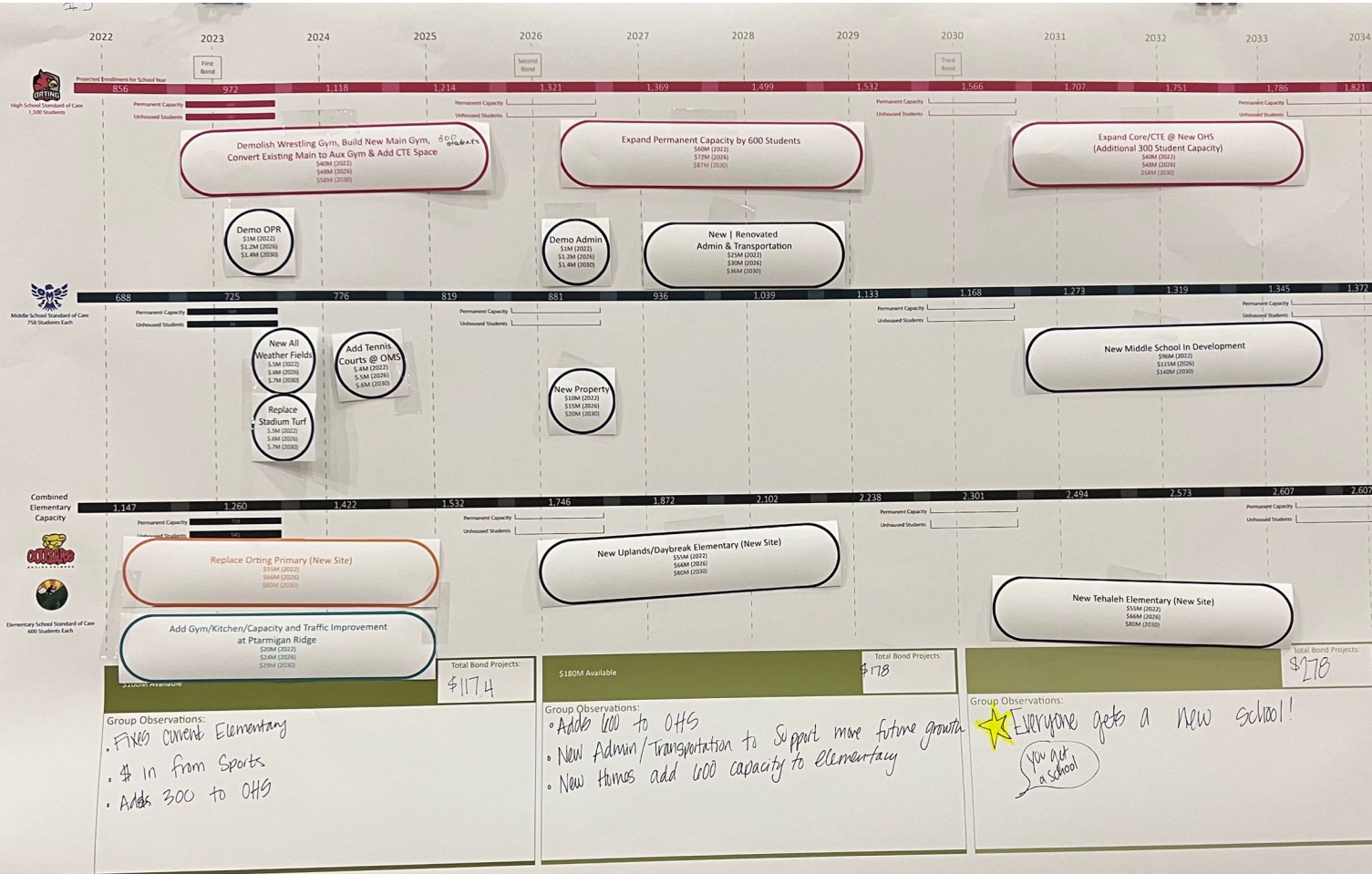


#3









**BOND PLANNING BOARD GAME**  
 COMMUNITY FACILITIES ADVISORY COMMITTEE  
 ORTING SCHOOL DISTRICT  
 DATE: DAY MONTH YEAR (EXAMPLE: 07 NOVEMBER 2013) (18 PT ON AUTO)

McGRANAHAN architects

