

ORTING SCHOOL DISTRICT
HS Phase 1 - Option C
BOND ESTIMATE (assume 2024 election, open school 9/2027)
Estimate Dated 8/29/22, Revised 9/28/23

New Additions	56,100 sf	\$	606	\$	34,017,904
Pipe Pile Foundation Premium	56,100 sf	\$	41	\$	2,272,190
Remodel Existing to Remain	0 sf	\$	25	\$	-
Demolish Old Wrestling Gym	10,216 sf	\$	20	\$	204,320
Demolish 1977 Gym	10,388 sf	\$	-	\$	-
Demolish Covered Play Area	3,960 sf	\$	9	\$	33,898
Replace Existing Locker Rm Boilers	1 ls	\$	477,488	\$	477,488
Add Hot Water Tank for Ex. Lockers	1 ls	\$	44,940	\$	44,940
New Boiler for District office	1 ls	\$	603,750	\$	603,750
New Piping Conn. for District Office	1 ls	\$	157,500	\$	157,500
Relocate Existing Portables	6 ea	\$	-	\$	- Separate budget
Sitework demolition	1.00 ac	\$	73,028	\$	73,028
Sitework allowance	1.00 ac	\$	870,713	\$	870,713
Frontage Improvements / Utility	1.00 ls	\$	100,000	\$	100,000
Temp Gravel Parking on Track	20,000 sf	\$	-	\$	163,532
Temp OPS play on parking lot	1.00 ls	\$	105,000	\$	105,000
Extg: Culinary Arts Selective Demo	1,800 sf	\$	26	\$	47,250
Extg: Culinary Arts Remodel	1,800 sf	\$	365	\$	657,248
Extg: Maker Space Minor Reno	2,200 sf	\$	140	\$	308,963
Minor OPS upgrades	30,000 sf	\$	21	\$	630,000
SUB-TOTAL (2023 dollars)		\$	726.69	\$	40,767,722
Escalation to Construction Mid-Point - June 2025			9.18%	\$	3,742,477
TOTAL CONSTRUCTION BID COST		\$	793.40	\$	44,510,198
Change Order Contingency			9.00%	\$	4,005,918
Subtotal Construction Cost				\$	48,516,116
Sales Tax on Construction Cost			9.50%	\$	4,609,031
Total Construction Cost				\$	53,125,147
Project Development (Soft) Costs			24.64%	\$	13,089,591
TOTAL PROJECT COST	48.76%	\$	1,180.29	\$	66,214,739

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.50%	\$ 667,653
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.00%	\$ 5,341,224
OWNER CONSULTANTS	2.00%	\$ 890,204
BUILDERS RISK INSURANCE	0.75%	\$ 398,439
CONSTRUCTION MANAGEMENT	3.00%	\$ 1,335,306
PERMITS	1.00%	\$ 531,251
JURISDICTIONAL/UTILITY CO FEES	0.20%	\$ 106,250
FURNISHINGS & EQUIPMENT	5.00%	\$ 2,225,510
PROJECT CONTINGENCY	3.00%	\$ 1,593,754
		<u>\$ 13,089,591</u>

furniture for OPS to convert to HS?

Orting School District 2024 Bond Project Options					
	Description	Building Size	Construction Cost	Project Budget	Notes
1	New Orting Elementary School (600 students)	87,513	\$ 70,735,361	\$ 103,001,295	
2A	High School Phase 1 - same as last bond	16,723	\$ 16,981,433	\$ 25,516,823	4 science labs, health science lab, Eng/Robotics lab, remodel Culinary Arts, Remodel Agriscience Lab
2B	High School Phase 1 - same as last bond + classrooms	46,372	\$ 37,639,414	\$ 55,993,549	4 Science Labs, health science lab, Eng/Robotics lab, remodel Culinary Arts, Remodel Agri-Science Lab, add main gym
2C	Complete High School Rebuild	216,000	\$ 183,941,229	\$ 267,846,020	
3A	PTR New Gym to create separate café & gym	6,800	\$ 4,876,010	\$ 7,502,221	
3B	PTR New Classrooms and Gymnasium				
4	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
5	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
	State Matching Funds Allocation		60%	\$ (11,313,150)	\$ 18,855,250
Bond Scenario 1					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	#REF!			#REF!	
	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
	State Matching Funds Allocation			\$ (11,313,150)	
				#REF!	
Bond Scenario 2					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	#REF!			#REF!	
	PTR New Gym to create separate café & gym			\$ 7,502,221	
	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
	State Matching Funds Allocation			\$ (11,313,150)	
				#REF!	
Bond Scenario 3					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	#REF!			#REF!	

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Orting School District 2024 Bond Project Options					
	Description	Building Size	Construction Cost	Project Budget	Notes
1	New Orting Elementary School (600 students)	87,513	\$ 70,735,361	\$ 103,001,295	
2A	High School Addition Version 1	16,723	\$ 16,981,433	\$ 25,516,823	4 science labs, health science lab, Eng/Robotics lab, remodel Culinary Arts, Remodel Agriscience Lab
2B	High School Addition Version 2	46,372	\$ 37,639,414	\$ 55,993,549	4 Science Labs, health science lab, Eng/Robotics lab, remodel Culinary Arts, Remodel Agri-Science Lab, add main gym
3	PTR Separate Cafeteria and Gymnasium	6,800	\$ 4,876,010	\$ 7,502,221	
4	Addition of Portable Classrooms at OHS	6	\$ 250,000	\$ 1,500,000	
5	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
6	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
	State Matching Funds Allocation		60%	\$ (11,313,150)	\$ 18,855,250
Bond Scenario 1					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	Addition of Portable Classrooms at OHS			\$ 1,500,000	
	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
	State Matching Funds Allocation			\$ (11,313,150)	
				\$ 101,941,446	
Bond Scenario 2					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	Addition of Portable Classrooms at OHS			\$ 1,500,000	
	PTR Separate Cafeteria and Gymnasium			\$ 7,502,221	
	Safety / Security / Health updates for multiple schools			\$ 6,753,300	
	Property Purchase Debt (for new property near High School)			\$ 2,000,000	
	State Matching Funds Allocation			\$ (11,313,150)	
				\$ 109,443,667	
Bond Scenario 3					
	New Orting Elementary School (600 students)			\$ 103,001,295	
	Addition of Portable Classrooms at OHS			\$ 1,500,000	
	High School Addition Version 1			\$ 25,516,823	
	PTR Separate Cafeteria and Gymnasium			\$ 7,502,221	
	Safety / Security / Health updates for multiple schools			\$ 6,753,300	

[illegible]

ORTING SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL

BOND ESTIMATE (11/2025 election, open school 9/2029)

Estimate Dated 10/7/22, Revised 9/28/23, 5/24/24, 4/9/25

New Elementary School 620 students	92,070 sf	\$ 494	\$ 45,459,802
Covered Play Structure	3,596 sf	\$ 134	\$ 481,682
Pier Foundation Premium	124,088 sf	\$ 19	\$ 2,410,167
Sitework	11.00 ac	\$ 1,122,035	\$ 12,342,387
Playfield Lighting			
Wetland Mitigation & Buffer enhancement	3.80 ac	\$ 254,815	\$ 968,298
Frontage Improvements	1.00 ls	\$ 340,244	\$ 371,547
Access Road from Round-about	1.00 ls	\$ 933,920	\$ 1,127,709

SUB-TOTAL (2025 dollars) \$ 686.02 **\$ 63,161,592**

Misc. Scope / Estimate Clarifications
move Bus Entry Vestibule into hall \$ (1,192,705)

-119 sf \$ 250 \$ (31,238)

Reconfigure Admin Area - move SPED life skills kitchen into Classroom
-406 sf \$ 494 \$ (210,487)

Bid Alternate for 4 Classrooms -4032 sf \$ 449 \$ (1,812,090)

Subtotal Adjustments -4,557 \$ 712 \$ (3,246,519)

SUB-TOTAL AFTER ADJUSTMENTS (2025 dollars) **\$ 59,915,073**

Escalation to Construction Start -Sept 2028 18.06% \$ 10,820,288

TOTAL CONSTRUCTION BID COST \$ 768.28 **\$ 70,735,361**

Change Order Contingency 7.00% \$ 4,951,475

Subtotal Construction Cost \$ 75,686,836

Sales Tax on Construction Cost 9.50% \$ 7,190,249

Total Construction Cost **\$ 82,877,085**

Project Development (Soft) Costs 24.28% \$ 20,124,210

TOTAL PROJECT COST 45.62% \$ 1,118.73 **\$ 103,001,295**

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 1,061,030
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 8,488,243
OWNER CONSULTANTS	3.0%	\$ 2,122,061
BUILDERS RISK INSURANCE	0.8%	\$ 530,515
CONSTRUCTION MANAGEMENT	3.0%	\$ 2,122,061
PERMITS	1.0%	\$ 707,354
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 141,471
FURNISHINGS & EQUIPMENT	4.0%	\$ 2,829,414
PROJECT CONTINGENCY	3.0%	\$ 2,122,061
		<u>\$ 20,124,210</u>

ORTING SCHOOL DISTRICT

HS Phase 1 - Option A

BOND ESTIMATE (11/2024 election, open school 9/2028)

Estimate Dated 8/29/22, Revised 9/18/23 ,10/25/23, 5/24/24, 4/9/25

New Additions	16,723 sf	\$	606	\$	10,140,530
Pipe Pile Foundation Premium	16,723 sf	\$	41	\$	677,326
Remodel Existing to Remain	0 sf	\$	26	\$	-
Demolish Old Wrestling Gym	10,216 sf	\$	-	\$	-
Demolish 1977 Gym	10,388 sf	\$	-	\$	-
Demolish Covered Play Area	3,960 sf	\$	9	\$	35,592
Allowance for HVAC maintenance	1 ls	\$	157,500	\$	157,500
Replace Existing Locker Rm Boilers	0 ls	\$	477,488	\$	-
New Boiler for District office	0 ls	\$	603,750	\$	-
New Piping Conn. for District Office	0 ls	\$	157,500	\$	-
Add Hot Water Tank for Ex. Lockers	1 ls	\$	44,940	\$	44,940
Relocate Existing Portables	6 ea	\$	80,000	\$	480,000
Sitework demolition	1.00 ac	\$	73,028	\$	73,028
Sitework allowance	1.00 ac	\$	870,713	\$	870,713
Frontage Improvements / Utility	1.00 ls	\$	105,000	\$	105,000
Temp Gravel Parking on Track	20,000 sf	\$	-	\$	163,532
Temp OPS play on parking lot	1.00 ls	\$	105,000	\$	105,000
Extg: Culinary Arts Selective Demo	1,800 sf	\$	26	\$	47,250
Extg: Culinary Arts Remodel	1,800 sf	\$	365	\$	657,248
Extg: Maker Space Minor Reno	2,200 sf	\$	140	\$	308,963
Minor OPS upgrades	30,000 sf	\$	21	\$	630,000
SUB-TOTAL (2024 dollars)		\$	866.86	\$	14,496,621
Escalation to Construction Start -Jan 2028			17.14%	\$	2,484,811
TOTAL CONSTRUCTION BID COST		\$	1,015.44	\$	16,981,433
Change Order Contingency			9.00%	\$	1,528,329
Subtotal Construction Cost				\$	18,509,762
Sales Tax on Construction Cost			9.50%	\$	1,758,427
Total Construction Cost				\$	20,268,189
Project Development (Soft) Costs			25.90%	\$	5,248,634
TOTAL PROJECT COST	50.26%	\$	1,525.83	\$	25,516,823

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.50%	\$ 254,721
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.00%	\$ 2,037,772
OWNER CONSULTANTS	2.00%	\$ 339,629
BUILDERS RISK INSURANCE	0.75%	\$ 152,011
CONSTRUCTION MANAGEMENT	3.00%	\$ 509,443
PERMITS	1.00%	\$ 202,682
JURISDICTIONAL/UTILITY CO FEES	0.20%	\$ 40,536
FURNISHINGS & EQUIPMENT	6.50%	\$ 1,103,793
PROJECT CONTINGENCY	3.00%	\$ 608,046
		\$ 5,248,634

increased % for furniture for OPS to convert to HS

Phase 1 - Option 1A		Requested	
	Number of Teaching Stations	Number of Rooms	
Classroom: Core [Math, English, Social Studies, World Language]	0	0	
Biology + Chemistry Lab (with built-in sinks, etc.) - shared	2	1	
Shared Physics / Science Lab	2	1	
Prep Room		1	
Chemical Storage Room		1	
Break-out spaces (assume 1 every 5 teaching spaces, including resource)		0	
Small Group/Conf. Rooms (assume 1 every 4 teaching spaces, including resource)		1.0	
Remodel Existing Science Labs in Existing Building	0	0	
Career and Technical Education			
CTE: Health Sciences CR + Lab (Training Room)	1	1	
CTE: STEM lab (Engineering and Robotics)	1	1	
CTE: STEM Lab Storage	0	1	
CTE: Culinary Arts (Remodel existing space in existing building)	1	0	
CTE: Agri-Science Lab (Remodel shop in existing building)	1	0	
Athletics			
PE: Main Gymnasium	0	0	
PE: Storage	0	0	
PE: Wrestling Room	0	0	
PE: Gym Lobby	0	0	
PE: Wrestling Mat storage room	0	0	
Support Spaces			
Staff Workroom		1	
Student Restrooms		2	

Gym Restrooms		0
Staff Restrooms (assume 1 unisex per 8 teaching spaces)		2
Mechanical Room		1
Electrical Room		1
IDF Room		1
Janitor		1
Net Total	8	
Circulation (22%)		
Walls		
Gross SF		

Program		Students per Teaching Station	Building Capacity	% Utilization	Program Capacity
Square Footage	Total				
900	0	30	0	83%	0
2,800	2,800	28	56	83%	46
2,400	2,400	28	56	83%	46
500	500				
150	150				
400	0				
150	150				
1,200	0	0	0	83%	0
	0				
1,800	1,800	28	28	83%	23
2,000	2,000	28	28	83%	23
450	450				
2,100	0		0	83%	0
2,000	0		0	83%	0
13,520	0	36	0	83%	0
400	0				
7,006	0	36	0	83%	0
1,200	0				
300	0				
150	150				
300	600				

750	0				
60	120				
750	750				
350	350				
200	200				
60	60				
	12,480		168		139
22%	2,746				
12%	1,498				
	16,723				

ORTING SCHOOL DISTRICT
HS Phase 1 - Option B
BOND ESTIMATE (assume 2024 election, open school 9/2027)
Estimate Dated 8/29/22, Revised 9/28/23

New Additions	46,372 sf	\$	606	\$	28,118,846
Pipe Pile Foundation Premium	46,372 sf	\$	41	\$	1,878,168
Remodel Existing to Remain	0 sf	\$	25	\$	-
Demolish Old Wrestling Gym	10,216 sf	\$	20	\$	204,320
Demolish 1977 Gym	10,388 sf	\$	-	\$	-
Demolish Covered Play Area	3,960 sf	\$	9	\$	33,898
Replace Existing Locker Rm Boilers	1 ls	\$	477,488	\$	477,488
Add Hot Water Tank for Ex. Lockers	1 ls	\$	44,940	\$	44,940
New Boiler for District office	1 ls	\$	603,750	\$	603,750
New Piping Conn. for District Office	1 ls	\$	157,500	\$	157,500
Relocate Existing Portables	6 ea	\$	-	\$	- Separate budget
Sitework demolition	1.00 ac	\$	73,028	\$	73,028
Sitework allowance	1.00 ac	\$	870,713	\$	870,713
Frontage Improvements / Utility	1.00 ls	\$	100,000	\$	100,000
Temp Gravel Parking on Track	20,000 sf	\$	-	\$	163,532
Temp OPS play on parking lot	1.00 ls	\$	105,000	\$	105,000
Extg: Culinary Arts Selective Demo	1,800 sf	\$	26	\$	47,250
Extg: Culinary Arts Remodel	1,800 sf	\$	365	\$	657,248
Extg: Maker Space Minor Reno	2,200 sf	\$	140	\$	308,963
Minor OPS upgrades	30,000 sf	\$	21	\$	630,000
SUB-TOTAL (2023 dollars)		\$	743.44	\$	34,474,642
Escalation to Construction Mid-Point - June 2025			9.18%	\$	3,164,772
TOTAL CONSTRUCTION BID COST		\$	811.68	\$	37,639,414
Change Order Contingency			9.00%	\$	3,387,547
Subtotal Construction Cost				\$	41,026,961
Sales Tax on Construction Cost			9.50%	\$	3,897,561
Total Construction Cost				\$	44,924,522
Project Development (Soft) Costs			24.64%	\$	11,069,026
TOTAL PROJECT COST	48.76%	\$	1,207.49	\$	55,993,549

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above	
TESTING AND INSPECTIONS	1.50%	\$	564,591
CONSTRUCTION CONTINGENCY		included above	
ARCHITECT/ENGINEERING FEES	12.00%	\$	4,516,730
OWNER CONSULTANTS	2.00%	\$	752,788
BUILDERS RISK INSURANCE	0.75%	\$	336,934
CONSTRUCTION MANAGEMENT	3.00%	\$	1,129,182
PERMITS	1.00%	\$	449,245
JURISDICTIONAL/UTILITY CO FEES	0.20%	\$	89,849
FURNISHINGS & EQUIPMENT	5.00%	\$	1,881,971
PROJECT CONTINGENCY	3.00%	\$	1,347,736
		\$	11,069,026

furniture for OPS to convert to HS?

Phase 1 - Option 1A		Requested	
	Number of Teaching Stations	Number of Rooms	
Classroom: Core [Math, English, Social Studies, World Language]	0	0	
Biology + Chemistry Lab (with built-in sinks, etc.) - shared	0	1	
Shared Physics / Science Lab	0	1	
Prep Room		1	
Chemical Storage Room		1	
Break-out spaces (assume 1 every 5 teaching spaces, including resource)		0	
Small Group/Conf. Rooms (assume 1 every 4 teaching spaces, including resource)		1.0	
Remodel Existing Science Labs in Existing Building	0	0	
Career and Technical Education			
CTE: Health Sciences CR + Lab (Training Room)	1	1	
CTE: STEM lab (Engineering and Robotics)	1	1	
CTE: STEM Lab Storage	0	1	
CTE: Culinary Arts (Remodel existing space in existing building)	0	0	
CTE: Agri-Science Lab (Remodel shop in existing building)	0	0	
Athletics			
PE: Main Gymnasium	2	1	
PE: Storage	0	1	
PE: Wrestling Room	1	1	
PE: Gym Lobby	0	1	
PE: Wrestling Mat storage room	0	0	
Support Spaces			
Staff Workroom		1	
Student Restrooms		2	

Gym Restrooms		0
Staff Restrooms (assume 1 unisex per 8 teaching spaces)		2
Mechanical Room		1
Electrical Room		1
IDF Room		1
Janitor		1
Net Total	5	
Circulation (22%)		
Walls		
Gross SF		

Program		Students per Teaching Station	Building Capacity	% Utilization	Program Capacity
Square Footage	Total				
900	0	30	0	83%	0
2,800	2,800	28	0	83%	0
2,400	2,400	0	0	83%	0
500	500				
150	150				
400	0				
150	150				
1,200	0	0	0	83%	0
	0				
1,800	1,800	28	28	83%	23
2,000	2,000	28	28	83%	23
450	450				
2,100	0	25	0	83%	0
2,000	0	25	0	83%	0
13,520	13,520	36	72	83%	60
400	400				
7,006	7,006	36	36	83%	30
1,200	1,200				
300	0				
150	150				
300	600				

750	0				
60	120				
750	750				
350	350				
200	200				
60	60				
	34,606		164		136
22%	7,613				
12%	4,153				
	46,372				

Phase 1 - Option 1A		Requested	
	Number of Teaching Stations	Number of Rooms	
Classroom: Core [Math, English, Social Studies, World Language]	8	8	
Biology + Chemistry Lab (with built-in sinks, etc.) - shared	0	1	
Shared Physics / Science Lab	0	1	
Prep Room		1	
Chemical Storage Room		1	
Break-out spaces (assume 1 every 5 teaching spaces, including resource)		0	
Small Group/Conf. Rooms (assume 1 every 4 teaching spaces, including resource)		1.0	
Remodel Existing Science Labs in Existing Building	0	0	
Career and Technical Education			
CTE: Health Sciences CR + Lab (Training Room)	1	1	
CTE: STEM lab (Engineering and Robotics)	1	1	
CTE: STEM Lab Storage	0	1	
CTE: Culinary Arts (Remodel existing space in existing building)	0	0	
CTE: Agri-Science Lab (Remodel shop in existing building)	0	0	
Athletics			
PE: Main Gymnasium	2	1	
PE: Storage	0	1	
PE: Wrestling Room	1	1	
PE: Gym Lobby	0	1	
PE: Wrestling Mat storage room	0	0	
Support Spaces			
Staff Workroom		1	
Student Restrooms		2	

Gym Restrooms		0
Staff Restrooms (assume 1 unisex per 8 teaching spaces)		3
Mechanical Room		1
Electrical Room		1
IDF Room		1
Janitor		1
Net Total	13	
Circulation (22%)		
Walls		
Gross SF		

Program		Students per Teaching Station	Building Capacity	% Utilization	Program Capacity
Square Footage	Total				
900	7,200	30	240	83%	199
2,800	2,800	28	0	83%	0
2,400	2,400	0	0	83%	0
500	500				
150	150				
400	0				
150	150				
1,200	0	0	0	83%	0
	0				
1,800	1,800	28	28	83%	23
2,000	2,000	28	28	83%	23
450	450				
2,100	0	25	0	83%	0
2,000	0	25	0	83%	0
13,520	13,520	36	72	83%	60
400	400				
7,006	7,006	36	36	83%	30
1,200	1,200				
300	0				
150	150				
300	600				

750	0				
60	180				
750	750				
350	350				
200	200				
60	60				
	41,866		404		335
22%	9,211				
12%	5,024				
	56,100				

ORTING SCHOOL DISTRICT
REBUILD ENTIRE ORTING HIGH SCHOOL
BOND ESTIMATE (11/2025 election, open school 9/2030)
Estimate Dated 4/9/25

New Additions	216,000 sf	\$ 500	\$ 108,000,000
1600 students			
Existing Building Renovations	44,000 sf	\$ 375	\$ 16,500,000
Pier Foundation Premium	216,000 sf	\$ 21	\$ 4,536,000
New Sitework	20.00 ac	\$ 1,000,000	\$ 20,000,000
Sitework Demolition	20.00 ac	\$ 65,000	\$ 1,300,000
Demolish existing OHS buildings	98,000 sf	\$ 20	\$ 1,960,000
Demolish existing OPS buildings	44,400 sf	\$ 20	\$ 888,000
Relocate portable classrooms	14.00 ea	\$ 80,000	\$ 1,120,000
Frontage Improvements	1.00 ls	\$ 500,000	\$ 500,000
Phasing Temp work / Premium	1.00 ls	\$ 1,000,000	\$ 1,000,000

SUB-TOTAL (2025 dollars)	\$ 721.31	\$ 155,804,000
Escalation to Construction Start -Sept 2028	18.06%	\$ 28,137,229
TOTAL CONSTRUCTION BID COST	\$ 851.58	\$ 183,941,229

Change Order Contingency	7.00%	<u>\$ 12,875,886</u>
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Subtotal Construction Cost		\$ 196,817,115
Sales Tax on Construction Cost	9.50%	<u>\$ 18,697,626</u>

Total Construction Cost		\$ 215,514,741
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Project Development (Soft) Costs	24.28%	\$ 52,331,280
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TOTAL PROJECT COST	45.62%	\$ 1,240.03	\$ 267,846,020
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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 2,759,118
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 22,072,947
OWNER CONSULTANTS	3.0%	\$ 5,518,237
BUILDERS RISK INSURANCE	0.8%	\$ 1,379,559
CONSTRUCTION MANAGEMENT	3.0%	\$ 5,518,237
PERMITS	1.0%	\$ 1,839,412
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 367,882
FURNISHINGS & EQUIPMENT	4.0%	\$ 7,357,649
PROJECT CONTINGENCY	3.0%	\$ 5,518,237
		<u>\$ 52,331,280</u>

ORTING SCHOOL DISTRICT

Ptarmigan Ridge Elementary Addition (Gym + Kitchen)

BOND ESTIMATE (11/2025 election, open school 9/2028)

Estimate Dated 10/5/2023, Revised 5/24/24, 4/9/25

New Gym (separate café & gym)	6,300 sf	\$	542	\$	3,417,212
Kitchen Expansion	500 sf	\$	630	\$	315,142
Pier Foundation Premium	6,800 sf	\$	19.38	\$	131,787
Minor Kitchen Remodel & New Equip	1 ls	\$	210,000	\$	210,000
Security / Access Control	0 sf	\$	4	\$	-
Security Fencing Additions	0 sf	\$	75	\$	-
Building Maintenance Allowance	1.00 ls	\$	262,500	\$	262,500
Add AC	0.00 ls	\$	1,206,777	\$	-

SUB-TOTAL (2025 dollars)		\$	688.36	\$	4,336,640
Escalation to Construction Start Date - July 2027			12.44%	\$	539,370
TOTAL CONSTRUCTION BID COST		\$	773.97	\$	4,876,010

Change Order Contingency	9.00%	\$	438,841
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Subtotal Construction Cost		\$	5,314,851
Sales Tax on Construction Cost	9.50%	\$	504,911

Total Construction Cost		\$	5,819,761
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Project Development (Soft) Costs	28.91%	\$	1,682,460
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TOTAL PROJECT COST	53.86%	\$	1,190.83	\$	7,502,221
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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above		
TESTING AND INSPECTIONS	1.5%	\$	73,140	
CONSTRUCTION CONTINGENCY		included above		
ARCHITECT/ENGINEERING FEES	12.0%	\$	585,121	
OWNER CONSULTANTS	2.0%	\$	97,520	
BUILDERS RISK INSURANCE	0.8%	\$	43,648	
CONSTRUCTION MANAGEMENT	3.5%	\$	170,660	
PERMITS	1.5%	\$	87,296	
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$	11,640	
FURNISHINGS & EQUIPMENT	9.0%	\$	438,841	\$ for furniture in current
PROJECT CONTINGENCY	3.0%	\$	174,593	
		\$	1,682,460	

ORTING SCHOOL DISTRICT

Ptarmigan Ridge Elementary Addition (Gym + Kitchen+ Classrooms)

BOND ESTIMATE (11/2025 election, open school 9/2028)

Estimate Dated 10/5/2023, Revised 5/24/24, 4/9/25

New Gym (separate café & gym)	6,300 sf	\$	542	\$	3,417,212
Kitchen Expansion	500 sf	\$	630	\$	315,142
New 8 Classroom Expansion	13,200 sf	\$	500	\$	6,600,000
Pier Foundation Premium	20,000 sf	\$	19.38	\$	387,608
Minor Kitchen Remodel & New Equip	1 ls	\$	210,000	\$	210,000
Minor Remodel at Entry, Admin, Etc.	4,000 sf	\$	250.00	\$	1,000,000
Security / Access Control	0 sf	\$	4	\$	-
Security Fencing Additions	0 sf	\$	75	\$	-
Building Maintenance Allowance	1.00 ls	\$	262,500	\$	262,500
Add AC	0.00 ls	\$	1,206,777	\$	-

SUB-TOTAL (2025 dollars)		\$	1,935.31	\$	12,192,461
Escalation to Construction Start Date - July 2027			12.44%	\$	1,516,437
TOTAL CONSTRUCTION BID COST		\$	685.44	\$	13,708,898

Change Order Contingency	9.00%	\$	1,233,801
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Subtotal Construction Cost		\$	14,942,699
Sales Tax on Construction Cost	9.50%	\$	1,419,556

Total Construction Cost		\$	16,362,256
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Project Development (Soft) Costs	28.91%	\$	4,730,234
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TOTAL PROJECT COST	53.86%	\$	1,054.62	\$	21,092,490
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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above	
TESTING AND INSPECTIONS	1.5%	\$	205,633
CONSTRUCTION CONTINGENCY		included above	
ARCHITECT/ENGINEERING FEES	12.0%	\$	1,645,068
OWNER CONSULTANTS	2.0%	\$	274,178
BUILDERS RISK INSURANCE	0.8%	\$	122,717
CONSTRUCTION MANAGEMENT	3.5%	\$	479,811
PERMITS	1.5%	\$	245,434
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$	32,725
FURNISHINGS & EQUIPMENT	9.0%	\$	1,233,801
PROJECT CONTINGENCY	3.0%	\$	490,868
		\$	4,730,234

\$ for furniture in current

ORTING SCHOOL DISTRICT

District Safety Security Health Upgrades

BOND ESTIMATE (assume 2/2024 election, completion dates vary)

Estimate Dated 10/19/23, Revised 5/24/24, 4/9/2025

PTR - Security / Access Control	1 ls		\$	117,705
PTR - Security Fencing Additions	250 lf	\$	83	\$ 20,672
PTR - Add Air-Conditioning	1 ls	\$	1,569,957	\$ 1,569,957
OMS - Security / Access Control	1 ls		\$	148,000
OMS - Add Air-Conditioning	1 ls	\$	2,245,836	\$ 2,245,836
OMS - Security Fencing Additions	250 lf	\$	83	\$ 20,672
OMS - New Roofing	83,000 sf	\$	-	\$ -
OHS - Security / Access Control	1 ls		\$	194,523
OHS - HVAC system maintenance	1.00 allow	\$	-	\$ -

SUB-TOTAL (2023 dollars)			\$	4,317,365
Escalation to Construction Start Date -July 2026 / July 2027	9.95%		\$	429,686
TOTAL CONSTRUCTION BID COST			\$	4,747,051

Change Order Contingency	9.00%		\$	427,235
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Subtotal Construction Cost			\$	5,174,285
Sales Tax on Construction Cost	9.50%		\$	491,557

Total Construction Cost			\$	5,665,842
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Project Development (Soft) Costs	19.19%		\$	1,087,458
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TOTAL PROJECT COST	42.26%		\$	6,753,300
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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above	
TESTING AND INSPECTIONS	1.5%	\$	71,206
CONSTRUCTION CONTINGENCY		included above	
ARCHITECT/ENGINEERING FEES	12.0%	\$	569,646
OWNER CONSULTANTS	1.5%	\$	71,206
BUILDERS RISK INSURANCE	0.8%	\$	42,494
CONSTRUCTION MANAGEMENT	1.0%	\$	47,471
PERMITS	2.0%	\$	113,317
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$	11,332
FURNISHINGS & EQUIPMENT	1.0%	\$	47,471
PROJECT CONTINGENCY	2.0%	\$	113,317
		\$	1,087,458

District Safety Security HVAC upgrades - Backup

PTR

Single Exterior Doors	6 ea	\$	3,000	\$	18,000	
Double Doors (exterior and hallway)	6 ea	\$	6,000	\$	36,000	
Single Classroom Exterior Doors	24 ea			\$	-	not included, always I
Entry Video Call Button	1 allow	\$	6,000	\$	6,000	
Auto-Locking System / Buttons	1 ls	\$	20,000	\$	20,000	
Camera Allowance	1 allow	\$	-	\$	-	already existing
Electrical / Data Allowance	1 allow	\$	15,000	\$	15,000	
				\$	95,000	

OHS

Single Exterior Doors	4 ea	\$	3,000	\$	12,000	
Double Doors (exterior and hallway)	11 ea	\$	6,000	\$	66,000	
OES - door hardware allowance	6 ea	\$	3,000	\$	18,000	
Entry Video Call Button	1 allow	\$	6,000	\$	6,000	
Auto-Locking System / Buttons	1 ls	\$	20,000	\$	20,000	
Camera Allowance	1 allow	\$	-	\$	-	already existing
Electrical / Data Allowance	1 allow	\$	35,000	\$	35,000	
				\$	157,000	

OMS

Single Exterior Doors	4 ea	\$	3,000	\$	12,000	
Double Doors (exterior and hallway)	15 ea	\$	6,000	\$	90,000	
Entry Video Call Button	1 allow	\$	6,000	\$	6,000	
Auto-Locking System / Buttons	1 ls	\$	20,000	\$	20,000	
Camera Allowance	1 allow	\$	-	\$	-	already existing
Electrical / Data Allowance	1 allow	\$	20,000	\$	20,000	
				\$	148,000	

OMS - Add Air Conditioning

Add Mob, PM, Submittal, Shop Dwgs	1 ls	\$	35,000	\$	35,000	
Add Coils at Each Air Handler	37 ea	\$	5,000	\$	185,000	
Add Chilled Water Piping to each Unit	83,650 sf	\$	8	\$	669,200	
Add Piping Insulation	83,650 sf	\$	1	\$	83,650	
Add Condensate Piping	37 ea	\$	600	\$	22,200	
Add Chiller	1 ls	\$	125,000	\$	125,000	
Add Pumps/Appurtenances	1 ls	\$	25,000	\$	25,000	
Add Chem Treatment	1 ls	\$	5,000	\$	5,000	
Add Controls	83,650 sf	\$	2	\$	167,300	
Add TAB / Cx	83,650 sf	\$	0.7	\$	58,555	

State Match Estimate:

Eligibility	Area	CCA 2024 amount	FAP	Construction Match
K-8 Unhoused	63,393	375	68.57%	\$ 16,300,718
K-12 Unhoused	1787	375	68.57%	\$ 459,505

Oct 2026 is the last time to get a D3 to factor in the 2019 year as the starting point for enrollment

10/23 1049 slight increase from 2019

Soft Cost Match		Total	
12.50%			
\$	2,037,590	\$	18,338,307
\$	57,438	\$	516,943
		\$	18,855,250

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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.50%	\$ 509,550
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.00%	\$ 4,076,403
OWNER CONSULTANTS	2.00%	\$ 679,401
BUILDERS RISK INSURANCE	0.75%	\$ 303,809
CONSTRUCTION MANAGEMENT	3.50%	\$ 1,188,951
PERMITS	1.50%	\$ 607,618
JURISDICTIONAL/UTILITY CO FEES	0.20%	\$ 81,016
FURNISHINGS & EQUIPMENT	3.00%	\$ 1,019,101
PROJECT CONTINGENCY	3.00%	\$ 1,215,237
		\$ 9,681,086

ORTING SCHOOL DISTRICT
HS Phase 1
BOND ESTIMATE (assume 2023 election, open school 9/2026)
Estimate Dated 8/29/22, Revised 10/27/22

New Additions	51,376 sf	\$	461	\$	23,685,480	
200 students						
Pipe Pile Foundation Premium	39,743 sf	\$	35	\$	1,391,005	
Remodel Existing to Remain	11,604 sf	\$	25	\$	290,100	
New Covered Walkway	1,676 sf	\$	150	\$	251,400	
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 Conn. for District Office	1 ls	\$	150,000	\$	150,000	
Replace Existing Locker Rm Boilers	1 ls	\$	425,000	\$	425,000	
Add Hot Water Tank for Ex. Lockers	1 ls	\$	40,000	\$	40,000	
Relocate Existing Portables	6 ea	\$	-	\$	-	Separate budget
Sitework allowance	2.64 ac	\$	650,000	\$	1,718,590	
Frontage Improvements / Utility	1.00 ls	\$	100,000	\$	100,000	
Temp Gravel Parking on Track	20,000 sf		-	\$	163,532	
Temp OPS play on parking lot	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	
Minor Renovation in Maker Space	2,200 sf	\$	125	\$	275,000	
SUB-TOTAL (2022 dollars)		\$	602.77	\$	30,967,707	
Eliminate New Covered Walkway	-1,676 sf	\$	150.00	\$	(251,400)	move to next phase
Temp Gravel Parking on Track	20,000 sf		-	\$	(163,532)	remove from Phase 1
Relocate PE storage / reconfigure	-1,168 sf	\$	461	\$	(538,474)	
UPDATED SUB-TOTAL (2022 dollars)				\$	30,014,301	
Escalation to Construction Mid-Point - June 2025			10.21%	\$	3,064,460	
TOTAL CONSTRUCTION BID COST		\$	643.86	\$	33,078,761	
Change Order Contingency			9.00%	\$	2,977,088	
Subtotal Construction Cost				\$	36,055,850	
Sales Tax on Construction Cost			9.40%	\$	3,389,250	
Total Construction Cost				\$	39,445,099	
Project Development (Soft) Costs			21.70%	\$	8,558,361	
TOTAL PROJECT COST	45.12%	\$	934.36	\$	48,003,460	
Bid Alternate: Minor Renovation in Maker Space	-2,200 sf	\$	125	\$	(275,000)	
TOTAL PROJECT COST	44.29%	\$	929.00	\$	47,728,460	

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.50%	\$ 496,181
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.00%	\$ 3,969,451
OWNER CONSULTANTS	2.00%	\$ 661,575
BUILDERS RISK INSURANCE	0.75%	\$ 295,838
CONSTRUCTION MANAGEMENT	3.00%	\$ 992,363
PERMITS	1.00%	\$ 394,451
JURISDICTIONAL/UTILITY CO FEES	0.20%	\$ 78,890
FURNISHINGS & EQUIPMENT	1.47%	\$ 486,258
PROJECT CONTINGENCY	3.00%	\$ 1,183,353
		<u>\$ 8,558,361</u>

ORTING SCHOOL DISTRICT
ORTING HIGH SCHOOL
ORTING, WA
MASTER PLANNING
BUILDING

GROSS FLOOR AREA: 51,376 SF
DATE: August 29, 2022



No.	ELEMENT DESCRIPTION	ELEMENT TOTAL	GROUP TOTAL	COST PER SF
A10	FOUNDATIONS	\$ 973,704	\$ 18.95	
A1010	Standard Foundation	\$ 463,403	\$ 9.02	
A1020	Special Foundation	\$ -	\$ -	
A1030	Slab on grade	\$ 510,300	\$ 9.93	
A20	BASEMENT WALL CONSTRUCTION	\$ -	\$ -	
A2010	Basement Excavation	\$ -	\$ -	
A2020	Basement Wall Construction	\$ -	\$ -	
B10	SUPERSTRUCTURE	\$ 3,177,863	\$ 61.86	
B1010	Floor & Roof Construction	\$ 3,177,863	\$ 61.86	
B20	EXTERIOR ENCLOSURE	\$ 2,973,868	\$ 57.88	
B2010	Exterior Walls	\$ 2,299,076	\$ 44.75	
B2020	Exterior Windows	\$ 531,072	\$ 10.34	
B2030	Exterior Doors	\$ 143,720	\$ 2.80	
B30	ROOFING	\$ 1,172,419	\$ 22.82	
B3010	Roofing	\$ 1,172,419	\$ 22.82	
C10	INTERIOR CONSTRUCTION	\$ 1,939,562	\$ 37.75	
C1010	Partitions	\$ 1,271,556	\$ 24.75	
C1020	Interior Doors	\$ 385,320	\$ 7.50	
C1030	Fittings and Specialties	\$ 282,686	\$ 5.50	
C20	STAIRS	\$ 150,000	\$ 2.92	
C2010	Stair Construction	\$ 150,000	\$ 2.92	
C30	INTERIOR FINISHES	\$ 1,207,336	\$ 23.50	
C3010	Wall Finishes	\$ 436,696	\$ 8.50	
C3020	Floor Finishes	\$ 333,944	\$ 6.50	
C3030	Ceiling Finishes	\$ 436,696	\$ 8.50	
D10	CONVEYING	\$ 140,000	\$ 2.73	
D1010	Elevators & Lifts	\$ 140,000	\$ 2.73	
D20	PLUMBING	\$ 1,003,553	\$ 19.53	
D2010	Plumbing	\$ 1,003,553	\$ 19.53	
D30	HVAC	\$ 3,462,742	\$ 67.40	
D3010	HVAC	\$ 3,462,742	\$ 67.40	
D40	FIRE PROTECTION	\$ 287,706	\$ 5.60	
D4010	Sprinkler System	\$ 287,706	\$ 5.60	
D50	ELECTRICAL	\$ 3,619,439	\$ 70.45	
D5000	Electrical	\$ 3,619,439	\$ 70.45	
E10	EQUIPMENT	\$ 467,522	\$ 9.10	
E1010	Equipment	\$ 467,522	\$ 9.10	
E20	FIXED FURNISHINGS	\$ 590,824	\$ 11.50	
E2010	Fixed Furnishings	\$ 590,824	\$ 11.50	
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	
F1010	Special Structure	\$ -		
F1020	Special Construction	\$ -		
F20	SELECTIVE BUILDING DEMOLITION	\$ -	\$ -	
F2010	Building Elements Demolition	\$ -		
Sub-Total Direct Cost		\$ 21,166,536	\$ 411.99	
General Conditions/General Requirements 7.00%		\$ 1,481,657	\$ 28.84	
Sub-Total		\$ 22,648,193	\$ 440.83	
Estimating / Design Contingency		\$ -	\$ -	
Sub-Total		\$ 22,648,193	\$ 440.83	
Insurance & Bonds 1.58%		\$ 357,841	\$ 6.97	
General Contractor's Overhead and Profit 3.00%		\$ 679,446	\$ 13.22	
Sub-Total		\$ 23,685,480	\$ 461.02	
TOTAL CONSTRUCTION COST		\$ 23,685,480	\$ 461.02	

Orting School District											
2023 Bond Projects Summary											
October 17, 2022											
			Initial Cost Estimate				Updated Cost Estimate: Reduction of Square Footage				
	Description		Building Size	No	Construction Cost	Cost per Sq Foot	Project Cost	Building Size	Construction Cost	Cost per Sq Foot	Project Cost
1	New Orting Elementary School	700 student	92,194		\$ 61,034,187	\$ 662	\$ 90,597,720	89,600	\$ 59,316,909	\$ 662	\$ 88,048,633
2	High School Addition		51,376		\$ 33,970,027	\$ 661	\$ 50,188,984	48,700	\$ 32,200,644	\$ 661	\$ 47,574,812
3	Ptarmigan Ridge ES Addition/Renovation		20,000		\$ 15,135,168	\$ 757	\$ 22,664,143	19,257	\$ 14,572,896	\$ 757	\$ 21,822,170
4	Subtotal						\$163,450,846				\$ 157,445,615
5											
6	Relocate existing Portables at High School			6	\$ 80,000		\$ 480,000				\$ 480,000
7	Property Purchase Debt (near High School)	\$5,000,000					\$ 5,000,000				\$ 2,000,000
8	Replace Turf						\$ 1,000,000				\$ 1,000,000
9											
10	Total Project Cost				\$ 110,219,381		\$169,930,846		\$ 106,090,450		\$ 160,925,615
11											
12	Total Bond						\$150,000,000				\$ 150,000,000
13	State Match Funding						\$ 7,000,000				\$ 7,000,000
14	Total Capital Project Budget						\$157,000,000				\$ 157,000,000
15											
16	Surplus/Deficit						\$ (12,930,846)	Updated Surplus/Deficit			\$ (3,925,615)
17											
18	Construction Cost Savings: Clarification of items (insulation and finishes) without losing learning space										\$ (1,200,000)
19											
20	Construction Cost Savings: Elementary School reduced from 700 student to 600 students										\$ (1,725,800)
20											
21	Soft Cost Savings: Options reduce assumed percentage costs permitting, furniture & consultants)										\$ (1,000,000)
22											
23											
24	Cost Savings: Subtotal										\$ (3,925,800)
25											
26											
27	2022 Surplus/Deficit						\$ (12,930,846)	2022 Surplus/Deficit			\$ 186
28											

Construction Cost include:

Phasing & Construction Costs
Contractor Fee

Project Costs include:

Change Order Allowance	Sales Tax	9.4%	\$ 10,956,520
Escalation	Design Fees (architectural, survey, structural)		
Design Contingency	Testing & Inspections: Required by jurisdiction		
Construction Contingency	Furniture		

Notes:

1. New Elementary School: 92,194 GSD 100,416 is the GSF mechanical spaces
2. New Elementary School does not include early learning classrooms
3. New Elementary School: Field Lighting is not included
4. New Elementary School is designed for 700 students.
To reduce cost - New Elementary School will be designed for 600 students
5. Technology: Tech Levy would include all items except infrastructure
6. High School: Assumes no new Portables needed for High School Expansion
7. State Match Funding Range Estimate: \$6M - \$10M

ORTING SCHOOL DISTRICT
 ORTING ELEMENTARY SCHOOL
 ORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 BUILDING

Gross Floor Area: 100,416 SF
 Date: September 30, 2022

	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS	OWNER RESPONSE
1	REPLACE THE VENTED RUBBER BASE WITH REGULAR RUBBER BASE					\$ (2,126)
	C3020 Floor Finishes			0.00		
2	REDUCE EXTENT OF GLULAM AND T&G DECKING AT FLOOR AND ROOF					\$ (112,506)
	B1010 Floor & Roof Construction			0.00		
3	REPLACE INTERIOR STOREFRONT WITH HM RELITES EXCEPT FOR VESTIBULES					\$ (39,251)
	C10 INTERIOR CONSTRUCTION			0.00		
	C1010 Partitions			0.00		
	C1020 Interior Doors			0.00		
4	REDUCE EXTENT OF INTERIOR HM FRAME					\$ (64,754)
	C10 INTERIOR CONSTRUCTION			0.00		
	C1010 Partitions			0.00		
5	REPLACE ALUMINUM COMPOSITE PANELS WITH FLAT SHEET METAL PANELS					\$ (97,149)
	B20 EXTERIOR CLOSURE			0.00		
	B2010 Exterior Walls			0.00		
				0.00		
6	REDUCE AMOUNT OF MISC STEEL (LIGHTWEIGHT FINISHES ABOVE LOW ROOFS)					\$ (106,500)
	B1010 Floor & Roof Construction			0.00		
7	REPLACE THE CUSTOM GLAZED ROOF MONITORS WITH UNIT SKYLIGHTS					\$ (212,285)
	B3021 Glazed roof openings			0.00		\$ (100,000)
8	REPLACE THE VERTICAL OPERABLE WALL WITH A HORIZONTAL OPERABLE WALL					\$ (30,751)
	C1013 Retractable partitions				-	
9	REDUCE WIDTH OF SLIDING MARKERBOARD PANELS					\$ (50,053)
	C1037 General fittings and misc. metals			0.00	-	
10	REDUCE THE HEIGHT OF CERAMIC TILE FROM 7'-2" TO 4'-0" AT ALL LOCATIONS					\$ (99,132)
	C3012 Wall finishes to interior walls			0.00	-	
11	REDUCE THE EXTENT OF ACOUSTICAL WALL TREATMENT BY 25%					\$ (32,308)
	C3012 Wall finishes to interior walls			0.00	-	
12	REDUCE THE EXTENT OF TACKABLE WALL TREATMENT BY 25%					\$ (36,575)

	C3012 Wall finishes to interior walls		0.00	-	
13	REDUCE THE EXTENT OF MDF W/ PLAM WAINSCOT BY 25%				\$ (43,402)
	C3012 Wall finishes to interior walls		0.00	-	
14	ELIMINATE SPRAY FOAM AND REPLACE WITH THICKER BATT AND VAPOR BARRIER		0.00	-	\$ (124,154)
	B2011 Exterior wall construction				
	SUBTOTAL				\$ (1,150,946)
15	ELIMINATE 4 CLASSROOMS (640 occupancy)				\$ (1,725,800)
	B2011 Exterior wall construction		0.00	-	
	4 Classrooms	(4,032) SF	359.16	(1,448,133)	
	Subtotal Direct Cost			(1,448,133)	
	General Conditions	7.00%		(1,549,502)	
	Estimating / Design Contingency	6.50%		(1,650,220)	
	Insurance & Bonds	1.58%		(26,073)	
	General Contractors Overhead and Profit	3.00%		(1,699,727)	
	Total for Change		0.00	(1,725,800)	
16	REDUCE ARTIFICIAL TURF				\$ (215,542)
17	REDUCE LANDSCAPING				\$ (141,633)
18					
19					
	HIGH SCHOOL: ITEMS INCLUDED IN REMOVAL OF SF				
20	REMOVE CANOPY				\$ (251,000)
21	MOVE GYM STORAGE & REDUCE 1,000				\$ (450,000)





22	COMPLETE LIMITED CURVED BUILDING REMODEL VALUE IS \$815,000	\$	(400,000)
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PTR			
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23	REMOVE: 200 SF at the classroom addition, 100 at the kitchen, and 200 at the gym	\$	(231,000)
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24	REMOVE ONE CLASSROOM	\$	(491,893)
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SOFT COSTS			
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25	REDUCE OWNERS REP FEE FROM 3.5% to 3% BASED ON \$110 M OF WORK	550,000.00	\$ (550,000)
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26	REDUCE PERMIT FEE FROM 1.5% to 1% BASED ON \$110 M OF WORK	550,000.00	\$ (550,000)
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27	REDUCE FURNITURE BUDGET	550,000.00	\$ (550,000)
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Assumptions to get back into budget (assuming conservative state match)

Elementary School reduction of sf is 2,596/add in site savings too

High School reduction of sf is 2,676

PTR reduction of sf is 743

Orting School District							
2023 Bond Projects Summary							10/27/2022
	Description	Building Size	Notes	Construction Cost	Updated Budget	Original Budget	Difference
1	New Orting Elementary School	90,062	1	\$ 58,910,336	\$ 84,490,873	\$ 90,597,720	\$ (6,106,847)
2	High School Addition	50,208		\$ 33,078,761	\$ 47,728,460	\$ 50,188,984	\$ (2,460,524)
3	Ptarmigan Ridge ES Addition/Renovation	20,000		\$ 14,095,859	\$ 21,297,614	\$ 22,664,143	\$ (1,366,528)
	Subtotal				\$ 153,516,948	\$ 163,450,846	\$ (9,933,899)
4	Property Purchase Debt (for new property near High School)				\$ 2,000,000	\$ 5,000,000	
5	Replace Turf at Stadium				\$ 1,000,000	\$ 1,000,000	
6	Relocate Portables at High School	6		\$ 80,000	\$ 480,000	\$ 480,000	
	Subtotal				\$ 3,480,000	\$ 6,480,000	\$ (3,000,000)
	Total Project Cost				\$ 156,996,948	\$ 169,930,846	\$ (12,933,899)
	Total Bond Amount				\$ 150,000,000	\$ 150,000,000	
	State Matching Funds Estimate (\$6 to \$11M)				\$ 7,000,000	\$ 7,000,000	
	Surplus or Deficit				\$ 3,052	\$ (12,930,846)	

Notes

1. 92,070 is the GSF excluding mechanical spaces.100,416 is the GSF including mechanical spaces.

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 915,513
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 7,324,102
OWNER CONSULTANTS	3.0%	\$ 1,831,026
BUILDERS RISK INSURANCE	0.8%	\$ 535,840
CONSTRUCTION MANAGEMENT	3.5%	\$ 2,136,197
PERMITS	1.5%	\$ 1,071,681
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 142,891
FURNISHINGS & EQUIPMENT	5.0%	\$ 3,051,709
PROJECT CONTINGENCY	3.0%	\$ 2,143,362
		\$ 19,152,321

ORTING SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL

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

Estimate Dated 10/7/22, Updated 10/27/22

New Elementary School 720 students	92,070 sf	\$ 444	\$ 40,844,386
Covered Play Structure	3,596 sf	\$ 75	\$ 267,959
Pier Foundation Premium	124,088 sf	\$ 17	\$ 2,145,231
Sitework	11.00 ac	\$ 929,222	\$ 10,221,439
Playfield Lighting			
Wetland Mitigation & Buffer enhancement	3.80 ac	\$ 233,347	\$ 886,720
Frontage Improvements	1.00 ls	\$ 340,244	\$ 340,244
Access Road from Round-about	1.00 ls	\$ 933,920	\$ 933,920
SUB-TOTAL (2022 dollars)		\$ 604.32	\$ 55,639,899
Misc. Scope / Estimate Clarifications			\$ (1,135,909)
Music CR and Stage to share space			
	-600 sf	\$ 444	\$ (266,400)
Reduce size of Artificial Turf field by 1/3			\$ (212,542)
Eliminate Landscaping at Road along round-about			\$ (141,633)
Reduce Main Hallway Width by 1 foot			
	-183 sf	\$ 250	\$ (45,750)
move Bus Entry Vestibule into hall			
	-119 sf	\$ 250	\$ (29,750)
Reconfigure Admin Area - move SPED life skills kitchen into Classroom			
	-406 sf	\$ 444	\$ (180,111)
Reduce classrooms size from 900 to 875			
	-700 sf	\$ 250	\$ (175,000)
Subtotal Adjustments	-2,008		\$ (2,187,094)
SUB-TOTAL AFTER ADJUSTMENTS (2022 dollars)			\$ 53,452,804
Escalation to Construction Start - June 2024		10.21%	\$ 5,457,531
TOTAL CONSTRUCTION BID COST		\$ 639.84	\$ 58,910,336
Change Order Contingency		7.00%	\$ 4,123,723
Subtotal Construction Cost			\$ 63,034,059
Sales Tax on Construction Cost		9.40%	\$ 5,925,202
Total Construction Cost			\$ 68,959,261
Project Development (Soft) Costs		25.03%	\$ 17,257,412
TOTAL PROJECT COST	46.35%	\$ 936.43	\$ 86,216,673
Bid Alternate for 4 Classrooms	-4032 sf	\$ 428	\$ (1,725,800)
UPDATED TOTAL PROJECT COST	43.42%		\$ 84,490,873
PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:			
STATE SALES TAX		included above	
TESTING AND INSPECTIONS	1.5%	\$ 883,655	
CONSTRUCTION CONTINGENCY		included above	
ARCHITECT/ENGINEERING FEES	12.0%	\$ 7,069,240	
OWNER CONSULTANTS	3.0%	\$ 1,767,310	
BUILDERS RISK INSURANCE	0.8%	\$ 517,194	
CONSTRUCTION MANAGEMENT	3.0%	\$ 1,767,310	reduce by 0.5%
PERMITS	1.0%	\$ 689,593	reduce by 0.5%
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 137,919	
FURNISHINGS & EQUIPMENT	4.0%	\$ 2,356,413	reduce by 1.0%
PROJECT CONTINGENCY	3.0%	\$ 2,068,778	
		<u>\$ 17,257,412</u>	

**ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
BUILDING**

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL
A10	FOUNDATIONS	
A1010	Standard Foundation	\$ 1,454,437
A1020	Special Foundation	\$ 1,800,000
A1030	Slab on grade	\$ 42,700
A20	BASEMENT WALL CONSTRUCTION	
A2010	Basement Excavation	\$ -
A2020	Basement Wall Construction	\$ -
B10	SUPERSTRUCTURE	
B1010	Floor & Roof Construction	\$ 3,479,850
B20	EXTERIOR ENCLOSURE	
B2010	Exterior Walls	\$ 4,701,827
B2020	Exterior Windows	\$ 963,751
B2030	Exterior Doors	\$ 109,260
B30	ROOFING	
B3010	Roofing	\$ 2,328,337
C10	INTERIOR CONSTRUCTION	
C1010	Partitions	\$ 2,309,116
C1020	Interior Doors	\$ 521,253
C1030	Fittings and Specialties	\$ 506,247
C20	STAIRS	
C2010	Stair Construction	\$ 191,000
C30	INTERIOR FINISHES	
C3010	Wall Finishes	\$ 802,099
C3020	Floor Finishes	\$ 705,175
C3030	Ceiling Finishes	\$ 570,682
D10	CONVEYING	
D1010	Elevators & Lifts	\$ 140,000
D20	PLUMBING	
D2010	Plumbing	\$ 1,350,612
D30	HVAC	
D3010	HVAC	\$ 5,487,101
D40	FIRE PROTECTION	
D4010	Sprinkler System	\$ 383,846
D50	ELECTRICAL	
D5000	Electrical	\$ 6,649,081
E10	EQUIPMENT	
E1010	Equipment	\$ 594,410

E20	FIXED FURNISHINGS		
E2010	Fixed Furnishings	\$	974,340
F10	SPECIAL CONSTRUCTION		
F1010	Special Structure	\$	-
F1020	Special Construction	\$	-
F20	SELECTIVE BUILDING DEMOLITION		
F2010	Building Elements Demolition	\$	-
Sub-Total Direct Cost			
	General Conditions/General Requirements	7.00%	
Sub-Total			
	Estimating / Design Contingency	6.50%	
Sub-Total			
	Insurance & Bonds	1.58%	
	General Contractor's Overhead and Profit	3.00%	
Sub-Total			
	Escalation: June 2024	9.68%	
TOTAL CONSTRUCTION COST			

GROSS FLOOR AREA: 100,416 SF

96,251.00

DATE: September 30, 2022

GROUP TOTAL		COST PER SF	
\$	3,297,137	\$	32.83
	\$	14.48	
	\$	17.93	
	\$	0.43	
\$	-	\$	-
	\$	-	
	\$	-	
\$	3,479,850	\$	34.65
	\$	34.65	
\$	5,774,838	\$	57.51
	\$	46.82	
	\$	9.60	
	\$	1.09	
\$	2,328,337	\$	23.19
	\$	23.19	
\$	3,336,616	\$	33.23
	\$	23.00	
	\$	5.19	
	\$	5.04	
\$	191,000	\$	1.90
	\$	1.90	
\$	2,077,957	\$	20.69
	\$	7.99	
	\$	7.02	
	\$	5.68	
\$	140,000	\$	1.39
	\$	1.39	
\$	1,350,612	\$	13.45
	\$	13.45	
\$	5,487,101	\$	54.64
	\$	54.64	
\$	383,846	\$	3.82
	\$	3.82	
\$	6,649,081	\$	66.22
	\$	66.22	
\$	594,410	\$	5.92
	\$	5.92	

\$	974,340	\$	9.70
	\$	9.70	
\$	-	\$	-

\$	-	\$	-
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\$	36,065,124	\$	359.16
\$	2,524,559	\$	25.14
\$	38,589,682	\$	384.30
\$	2,508,329	\$	24.98
\$	41,098,012	\$	409.28
\$	649,349	\$	6.47
\$	1,232,940	\$	12.28
\$	42,980,300	\$	428.02
\$	4,162,605	\$	41.45
\$	47,142,906	\$	469.48

\$	46,760,414
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ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
BUILDING

Gross Floor Area:

Date:

ITEM DESCRIPTION		QUANTITY	UNIT
A10	FOUNDATIONS		
A1010	<u>Standard Foundation</u>		
A1011 Foundations			
Reinforced mat footings			
	Excavate for mat footings	2,282	CY
	Backfill, assume imported fill	306	CY
	Disposal of excavated material off-site within 8 miles, assumed a 33% swell factor	3,035	CY
	Fine grade bottom of footing	62,992	SF
	Formwork to foundations - sides	1,267	SF
	Reinforcing steel in foundations	210,000	LB
	Concrete, 4,000 psi	1,976	CY
	Finish to top of footing	62,992	SF
Reinforced concrete grade beam			
	Excavate for continuous footings	219	CY
	Backfill, assume imported fill	169	CY
	Disposal of excavated material off-site within 8 miles, assumed a 33% swell factor	291	CY
	Fine grade bottom of footing	650	SF
	Formwork to foundations - sides	1,308	SF
	Reinforcing steel in foundations	6,120	LB
	Concrete, 4,000 psi	51	CY
	Finish to top of footing	1,308	SF
A1013 Perimeter drainage and insulation			
	Perimeter drain pipe and rock	1,900	LF
	Perimeter insulation	3,800	SF
Miscellaneous			
	Elevator pit	1	LS
	Waterproofing at Mat Slab edge	3,800	SF
	Hold downs & anchor bolts	1	ALLOW
Total For Standard Foundations			
A1020	<u>Special Foundation</u>		
	Geopiers, 6.5' on center	1	ALLOW
Total For Special Foundations			

A1030 Slab on Grade

A1034 Trenches, pits and bases

Reinforced concrete pads / slab thickening	1,708	SF
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Total For Slab on Grade		
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A20 BASEMENT CONSTRUCTION**A2010 Basement Excavation**

No work anticipated

Total For Basement Excavation		
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A2010 Basement Walls

No work anticipated

Total For Basement Walls		
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B1010 Floor & Roof Construction

B1012 Upper floors construction

Glulam beams	26,259	BM
36" RED-W @ 24" oc	25,255	SF
2x12 @ 16" oc	4,359	SF
Headers	1	LS
Plywood sheathing, 1/2" thick	6,188	SF
Plywood sheathing, 3/4" thick	29,614	SF
3x T&G decking	6,188	SF
Concrete topping	35,802	SF

B1020 Roof construction

Built up posts, allow	1	LS
Plywood sheathing at interior walls		SF
Glulam beams	50,556	BM
18" RED-L @ 32" OC	2,090	SF
24" RED-L @ 32" OC	869	SF
24" RED-W @ 24" oc	696	SF
24" RED-W @ 32" oc	28,898	SF
36" RED-W @ 24" oc	443	SF
Pitched Red-H @ 48" oc	10,447	SF
2x10 @ 24" oc	4,860	SF
2x12 @ 16" oc	541	SF
Headers	1	LS
Misc strapping	1	LS
Post & beam caps/hangers	1	LS
Blocking at fall protection	50	EA
Plywood sheathing, 5/8" thick	59,521	SF

2x T&G decking	16,078	SF
Misc headers and framing	1	LS
Premium for tall engineered lumber @ Gym/commons	1	LS
Misc structural steel	47,662	LBS

B1023 Canopies
Canopy framing

Miscellaneous
Fireproofing steel, assumed not required

Total For Floor & Roof Construction

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction		
Vertical Acetylated Wood Siding	7,397	SF
Aluminum composite panel	1,970	SF
Brick veneer-4x4x8	28,201	SF
Brick veneer-4x8x8	9,712	SF
Precast band, 8", (1,045 lf, 700 sf)	700	SF
Precast band, 12", (1,629 lf, 1,629 sf)	1,629	SF
Structural lintels-allow	1,485	LF
Wood stud framing-8", 24" O.C.	45,630	SF
Wood stud framing-12", 24" O.C.	3,979	SF
1-1/2" furring	9,367	SF

Frame rough openings- HM doors, glazed areas, louvers	11,690	SF
2" spray foam	49,609	SF
1" mineral wool, R-4.3	49,609	SF
Batt insulation, R-21	49,609	SF
WRB/AB	49,609	SF
Plywood sheathing, 1/2" thick	49,609	SF
Plywood added at shear wall	4,774	SF
Gypsum board, 5/8"	49,609	SF
Seal brick	37,913	SF
Anti-graffiti coatings	1	LS

B2012 Parapets

Parapet walls		
Furring strips, blocking , sheathing, vapor retarder, cover board and roofing membrane	3,994	SF
Metal coping/caps	2,282	LF

B2013 Exterior louvers, screens and fencing

Louvers	432	SF
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B2014 Exterior sun control devices

Sunscreens

B2016 Exterior soffits

Building overhangs,-acetylated wood, insulation	1,145	SF
Roof overhangs, stained structure	2,402	SF
Stained structure at canopy soffit	830	SF

Caulking, sealants and firestopping

Caulking, sealants and firestopping, misc trim	100,416	GFA
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Total For Exterior Walls

B2020 Exterior Windows

B2021 Windows

Fiberglass windows-cascadia fiberglass windows	4,462	SF
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B2023 Storefronts

Storefront	6,199	SF
Curtain wall	488	SF

Total For Exterior Windows

B2030 Exterior Doors

B 2030 Exterior Doors

Aluminum doors

Single

Glazed

3'-2" x 7'-0"	1	EA
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Double

Glazed

6'-0" x 7'-0"	6	EA
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6'-2" x 7'-0"	1	EA
---------------	---	----

6'-4" x 7'-0"	1	EA
---------------	---	----

6'-10" x 7'-0"	1	EA
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Hollow metal doors

Single

Flush panel

3'-6" x 7'-0"	1	EA
---------------	---	----

Double

Flush panel

6'-0" x 7'-0"	2	EA
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Specialty hardware

1	LS
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Total For Exterior Doors

B30 ROOFING

B3010 Roof Covering

B3011 Roof finishes		
3-ply sbs torch down membrane, 1/4" coverboard, r-38 polyiso insulation, vapor barrier/temp roof, R-1, R-2	54,262	SF
Standing seam metal panel, 1/4" coverboard, r-38 polyiso insulation, vapor barrier/temp roof, R-3	12,582	SF
Canopy-Standing seam metal panel, 1/4" coverboard,vapor barrier/temp roof, R-4	830	SF
B3012 Traffic toppings and paving membranes		
Walkway pads - allow	1	LS
B3014 Flashings and trim		
Sheet metal flashings and trim	1	LS
B3016 Gutters and downspouts		
Metal guttering-allow at roofing types R-3, R-4	535	LF
Metal downspouts- allow at roofing types R-3, R-4	18	EA
Internal roof drainage-see plumbing estimate		
B3021 Glazed roof openings		
Unit skylight 4'x8'	22	EA
Glazing at custom structural aluminum roof monitors-sides, tops (structure in roof structure division)	3,006	SF
B3022 Roof hatches		
Roof access hatch 30" x 42"- allow	1	EA
Miscellaneous		
Rough carpentry	1	LS
Roof ladders and other accessories	2	EA
Fall restraint anchors	30	EA

Total For Roofing

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions		
Wood stud framing		
4" stud, 16" O.C.	19,868	SF
6" stud, 16" O.C.	46,647	SF
8" stud, 16" O.C.	19,170	SF
10" stud 16" O.C.	320	SF
12" stud, 16" O.C.	2,011	SF
H-studs, clips for 1" gwb liner panels, 2' O,C.	8,201	SF
Frame rough openings, doors, glazing areas		SF
GWB, 5/8" Type 'X', taped and finished	155,421	SF
GWB, 5/8" Type 'X', unfinished	29,180	SF
GWB, 1" Type 'X', unfinished	16,402	SF
Batt insulation-allow	42,968	SF
Interior shear plywood	36,274	SF

Fire rating	1	ALLOW
C1013 Retractable partitions		
Skyfold vertical folding at stage	369	SF
C1016 Interior balustrades and screens		
Handrails at Level 1 ramped area	48	LF
Handrails at Level 1 stage steps- none snowing		LF
Railing at Level 2 stairs open to below	84	LF
C1017 Interior windows and storefronts		
Interior storefront, including vestibules	1,140	SF
Interior HM reites	4,408	SF
Miscellaneous		
Blocking and backing	1	LS
Window sills and trim	1	LS

Total For Interior Partitions

C1020 Interior Doors

C1021 Interior doors		
Aluminum doors		
Single		
Glazed		
3'-0" x 7'-0"	5	EA
3'-2" x 7'-0"	2	EA
Double		
Glazed		
6'-0" x 7'-0"	2	EA
6'-4" x 7'-0"	1	EA
6'-10" x 7'-0"	1	EA
7'-0" x 7'-0"	1	EA
Solid core wood doors		
Single		
Flush		
3'-0" x 7'-0"	116	EA
3'-2" x 7'-0"	1	EA
3'-6" x 7'-0"	5	EA
Half lite		
3'-6" x 7'-0"	2	EA
Glazed		
3'-6" x 7'-0"	1	EA
Double		
Flush		
3'-6" x 7'-0"	15	EA
Specialty hardware	1	LS
Premium for fire rating	10	EA
Premium for high performance seal	1	LS
Overhead coiling doors		
24'-0" x 7'-2", kitchen, motorized	1	EA

9'-8" x 7'-2", lost and found	1	EA
C1025 Interior door sidelights and transoms		
Sidelights at doors, 1'-10" wide	13	EA
Transoms at doors, 3'-0" wide x 2'-3" high	37	EA
Transoms at doors, 3'-6" wide x 2'-3" high	1	EA

Total For Interior Doors

C1030 Specialties

C1032 Fabricated compartments and cubicles		
ADA partitions	10	EA
STD partitions	24	EA
C1033 Storage shelving and lockers		
Janitors mop rack and shelf	3	EA
Lockers, staff	6	EA
C1035 Identifying devices		
Code signage	100,416	SF
Wayfinding and room identification signage	100,416	SF
Exterior building signage	1	EA
C1037 General fittings and misc. metals		
Miscellaneous metals, allow U.3#/SF	30,125	LB
Fire extinguisher cabinets	26	EA
Cornerguards	1	ALLOW
Mirrors		
1'-6" x 2'-6"	13	EA
2'-0" x 5'-0"	6	EA
Restroom accessories		
Grab bars at restrooms	62	EA
Toilet paper dispenser (FIOC)	52	EA
Soap dispenser (FIOC)	35	EA
Toilet seat cover dispenser (FIOC)	52	EA
Sanitary napkin receptacle (FIOC)	18	EA
Paper towel dispenser (FIOC)	28	EA
Coat Hooks	52	EA
Fold-down shower seat	3	EA
Shower curtain & rod	3	EA
Roof access ladder	1	EA
Elevator pit ladder	1	EA
Tackboards		
4'-0" x 4'-0"	3	EA
8'-0" x 4'-0"		EA
Markerboards		
8'-0" x 4'-0"	11	EA
8'-0" x 5'-0"	1	EA
10'-0" x 9'-0", Sliding	96	EA

Total For Fittings and Specialty Items

C20 STAIRS

C2010 Stair Construction

C2010 Stair Construction including railings and finish

Mechanical access stairs		EA
Short right steps at music platform	1	EA
Classroom Stairs	3	FLT
Commons Stair	2	FLT

Total For Stair Construction

C30 INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Interior painting	100,416	GFA
Ceramic tile	7,783	SF
Wall pads at gym	150	SF
Wall pads at SPED Alcove	90	SF
Acoustical wall panels	4,092	SF
FRP	1,026	SF
Tackable surface	7,440	SF
Fire treated plywood	1,600	SF
MDF, w/PLAM	11,892	SF
Custom Graphics	1	LS
Misc wood trim	1	LS

Total For Wall Finishes

C3020 Floor Finishes

C3024 Flooring

Gym sheet flooring	6,101	SF
Walk off mats	766	SF
Carpet	38,812	SF
Sealed concrete	9,186	SF
Stage	755	SF
Ceramic tile	2,976	SF
Kitchen sheet vinyl	1,088	SF
Resilient flooring	40,732	SF

C3026 Bases, curbs and trim

Rubber base, 4"	12,932	LF
Vented rubber base, 4" at gymnasium	253	LF
Ceramic tile base	1,086	LF

Total For Floor Finishes

C3030 Ceiling Finishes

C3031 Ceiling finishes

Suspended acoustical ceiling, 2'-0" x 4'-0"	50,254	SF
Suspended acoustical ceiling clouds, 2'-0" x 4'-0"	2,802	SF
Suspended vinyl faced acoustical ceiling, 2'-0" x 4'-0"	1,086	SF
Gypsum board ceiling	6,159	SF

Exposed structure, assumed paint not required		SF
Stained 3 x T&G structure	5,705	SF
Stained 2 x T&G structure	5,918	SF
Gypsum board bulkheads	1,167	LF
Misc Acoustical Treatments-allow	1	LS

Total For Ceiling Finishes

D10 VERTICAL TRANSPORTATION

D1010 Elevator & Lift

D1011 Passenger elevators		
Passenger elevator, 2 stop	1	EA

Total For Elevator & Lifts

D20 PLUMBING

D2010 Plumbing

220719 PLUMBING INSULATION		
Plumbing Insulation	92,194	SF
221116 DOMESTIC WATER PIPING		
Domestic Water Piping	92,194	SF
221316 SANITARY WASTE AND VENT PIPING		
Sanitary Waste and Vent Piping	92,194	SF
221413 FACILITY STORM DRAINAGE PIPING		
Facility Storm Drainage Piping	92,194	SF
222000 EARTHWORK FOR UNDERGROUND MECHANICAL SYSTEMS		
Earthwork for Underground Mechanical Systems	92,194	SF
223300 ELECTRIC, DOMESTIC-WATER HEATERS		
Heat Pump Water Heater, Commercial, Air to Water	2	EA
Domestic Water Storage Tanks, 119 Gallon	2	EA
224200 COMMERCIAL PLUMBING FIXTURES		
Commercial Plumbing Fixtures	92,194	SF

Total For Plumbing

D30 HVAC

D3010 HVAC

230548 VIBRATION AND SEISMIC CONTROL FOR HVAC		
Vibration and Seismic Control for HVAC	92,194	SF
230593 TESTING ADJUSTING AND BALANCING		
Testing, Adjusting and Balancing	92,194	SF
230700 MECHANICAL INSULATION		
Mechanical Insulation		
Hydronic Piping	92,194	SF
Ductwork	92,194	SF
230800 COMMISSIONING SUPPORT		
Commissioning	92,194	SF
230900 INSTRUMENTATION AND CONTROL FOR HVAC		
Instrumentation and Control For HVAC	92,194	SF

232113 HYDRONIC PIPING		
Hydronic Piping	92,194	SF
232116 HYDRONIC PIPING SPECIALTIES		
Hydronic Piping Specialties	92,194	SF
232113.33 GROUND LOOP HEAT PUMP PIPING		
Ground Loop Heat Pump Piping	1	LS
232123 HYDRONIC PUMPS		
Hydronic Pumps	92,194	SF
232500 HVAC CHEMICAL TREATMENT		
Chemical Treatment	92,194	SF
Glycol	92,194	SF
233113 METAL DUCTS		
Metal Ducts	92,194	SF
233423 HVAC POWER VENTILATORS		
HVAC Power Ventilators	92,194	SF
233600 AIR TERMINAL UNITS		
Active Chilled Beams	92,194	LS
Single Duct VAV Box (Actuator and Flowring Only)	92,194	LS
233713 DIFFUSERS, REGISTERS, AND GRILLES		
Diffusers, Registers, and Grilles	92,194	SF
235000 CENTRAL HEATING EQUIPMENT		
Central Heat Pumps, Water to Water, 28 Tons	7	EA
237000 CENTRAL HVAC EQUIPMENT		
Indoor Central-Station Air-Handling Units	92,194	SF
238000 DECENTRALIZED HVAC EQUIPMENT		
Split Ductless Systems	92,194	SF

Total For HVAC

D40 FIRE PROTECTION

D4010 Fire Protection

D4010 Fire Protection		
Fire Sprinkler System	99,185	SF

Total For Fire Sprinkler System

D50 ELECTRICAL

D5000 Electrical

SECTION 260500 GENERAL ELECTRICAL PROVISIONS		
General Provisions (Submittals, Mobilization, Permits)	92,194	SF
General Provisions (Cx, Training, O&M, PL & Closeout)	92,194	SF
SECTION 260510 BASIC ELECTRICAL MATERIALS AND METHODS		
Basic Materials and Methods	92,194	SF
(Consumables, Small Tools, Equip Rental, Grounding, Identification, etc.)		
SECTION 260511 ELECTRICAL CONNECTIONS FOR EQUIPMENT		
Electrical Connections For Equipment	92,194	SF
Raceway and Outlet Box Provisions	8,000	LF
Branch Wiring Provisions	8,500	LF

SECTION 260519&33 FEEDER SCHEDULE - COPPER FEEDER
IN EMT CONDUIT

TAG IN FEEDER SCHEDULE

100N	1,000	LF
200N	2,000	LF
400N	1,000	LF
3000	200	LF

SECTION 260923 LIGHTING CONTROLS

Lighting Controls	92,194	SF
Raceway, Outlet Box and Support Provisions	92,194	SF
Branch Wiring Provisions	92,194	SF

SECTION 262200 TRANSFORMERS

Transformers	92,194	SF
Vibration Isolation and Seismic Control	1	LS

SECTION 262413 SWITCHBOARDS

3000A MCB including branch breakers	1	EA
Surge Protection - Main Distribution	1	EA

SECTION 262416 PANELBOARDS

Panelboards	92,194	SF
Surge Protection - Branch Panels	24	EA
Owner Metering	20	EA
Fault Calc and Protective Coordination Study - Medium	1	LS

SECTION 262726 WIRING DEVICES

Raceway, Outlet Box and Support Provisions	92,194	SF
Branch Wiring Provisions	92,194	SF
Wiring Devices-Include Faceplate	92,194	SF
Floor Outlet Devices	20	EA

SECTION 262816 DISCONNECT SWITCHES/ENCLOSED
CIRCUIT BREAKERS

Disconnect Switches	92,194	SF
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SECTION 263213 PACKAGED ENGINE GENERATOR SET

Packaged Engine Generator Set - Includes		
Quiet Site 2 Enclosure and 24 hour fuel tank		
80KW Packaged Engine Generator Set	1	EA

SECTION 263353 UNINTERRUPTABLE POWER SUPPLY
SYSTEMS

Uninterruptable Power Supply Systems	92,194	SF
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SECTION 263600 TRANSFER SWITCHES

Transfer Switches - OTPC Series - 4 Pole		
225 Amp Transfer Switch	2	EA

SECTION 265100 LIGHTING

Raceway, Outlet Box and Support Provisions	92,194	SF
Branch Wiring Provisions	92,194	SF
Lighting	92,194	SF

SECTION 265561 STAGE LIGHTING SYSTEM

Raceway, Outlet Box and Support Provisions	92,194	SF
Wiring Provisions	92,194	SF
Stage Dimming System	1	LS

SECTION 266000 PHOTOVOLTAIC POWER GENERATION
SYSTEM

Raceway, Outlet Box and Support Provisions	92,194	SF
Wiring Provisions	92,194	SF
30 kW System (assumed Code base line)	1	LS

LOW-VOLTAGE SYSTEMS - DIVISIONS 27		
General Provisions (Submittals, Mobilization, Permits)	92,194	SF
Basic Materials and Methods	92,194	SF
(Consumables, Small Tools, Equip Rental, Grounding, Identification, etc.)		
Raceway, Cabling Supports and Outlet Boxes	92,194	SF
Cable Tray - 18" x 4"	700	LF
SECTION 271100 TELECOMMUNICATION DISTRIBUTION SYSTEM		
Telecommunications Distribution System	92,194	SF
SECTION 274100 CLASSROOM AUDIO VISUAL SYSTEM		
Flat Panel Display, OFCI	41	EA
ADA Assistive Listening Kit	1	EA
Audio Enhancement System & Wireless Mics	39	EA
AV Input Plate (USB, Audio and HDMI w/Input Switch)	41	EA
AV Receiver Plate (HDMI)	41	EA
Category 6A F/UTP Discontinuous Shielded Cable	41	EA
SECTION 274113 GYMNASIUM & MP AUDIO VISUAL SYSTEM		
Audio Visual System	1	LS
Sound System	1	LS
SECTION 274116 [MUSIC/CHOIR/BAND] ROOM SOUND SYSTEM		
Music Room Sound System	1	EA
SECTION 275123 INTERCOM CLOCK SYSTEM		
Intercom Clock System	92,194	SF
LIFE SAFETY & SECURITY SYSTEMS - DIVISIONS 28		
General Provisions (Submittals, Mobilization, Permits)	92,194	SF
Basic Materials and Methods	92,194	SF
(Consumables, Small Tools, Equip Rental, Grounding, Identification, etc.)		
Raceway, Cabling Supports and Outlet Boxes	92,194	SF
SECTION 281300 ACCESS CONTROL SYSTEM		
Access Control System	92,194	SF
SECTION 281600 INTRUSION DETECTION SYSTEM		
Intrusion Detection System	92,194	SF
SECTION 282300 SECURITY VIDEO SYSTEM		
Security Video System	92,194	SF
SECTION 283111 FIRE ALARM SYSTEM		
Full coverage System utilizing open cabling methods above accessible ceilings including devices raceway, cabling supports and outlet boxes	92,194	SF
SECTION 283170 RESCUE ASSISTANCE SIGNAL SYSTEM		
Call Box	1	EA
Base Station w/VoIP Communicator	1	EA
Power Supply	1	EA
Signage	1	EA
Programming	1	LS
SECTION 283173 EMERGENCY RESPONDER RADIO COMMUNICATIONS SYSTEM		
Raceway and Cabling Supports	92,194	SF
Cabling and Antennas	92,194	SF

Bi-Directional Amplifier & Battery Backup	1	LS
Programming	1	LS
Engineering	1	LS
Premium for Wood Structure	1	LS

Total For Electrical

E10 EQUIPMENT

E1010 Equipment

E1023 Theater and stage equipment		
Stage procenium curtain, front curtain, rear and traveler curtain	1	LS
E1025 Audio-visual equipment		
Projection screen, ceiling mounted	1	EA
E1029 Other institutional equipment		
Side swing basketball backstops	4	EA
Up folding basketball hoop	2	EA
Miscellaneous gym equipment	1	LS
E1093 Food service equipment		
Food service equipment, per JLR Design Group	1	LS
E1094 Residential equipment		
Faculty Room		
Refrigerator	1	EA
Microwave	2	EA
Dishwasher	1	EA
Work Room		
Refrigerator	1	EA
Microwave	2	EA
Dishwasher	1	EA
SPED Kitchen		
Refrigerator	1	EA
Microwave	1	EA
Dishwasher	1	EA
Washer/Dryer, stacked	1	EA
Health Room		
Undercounter refrigerator	1	EA
Miscellaneous		
OFCI items, allowance	1	LS

Total For Equipment

E20 FIXED FURNISHINGS

E2010 Fixed Furnishing

E2012 Fixed casework

Kindergarten		
Base cabinetry	36.00	LF
Tall cabinetry, 7'-0" high	18.00	LF
Tall cabinetry, 7'-0" high, open	117.00	LF
Countertop	36.00	LF
Locker	66.00	LF
Classrooms		
Base cabinetry	168.00	LF
Tall cabinetry, 7'-0" high	84.00	LF
Tall cabinetry, 7'-0" high, open	546.00	LF
Countertop	168.00	LF
Cubbies	308.00	LF
Art/Maker Lab		
Base cabinetry	15.00	LF
Tall cabinetry, 7'-0" high	12.00	LF
Countertop	15.00	LF
SPED Classroom		
Base cabinetry	6.00	LF
Tall cabinetry, 7'-0" high	3.00	LF
Countertop	6.00	LF
Cubbies	11.00	LF
Resource Classroom		
Base cabinetry	6.00	LF
Tall cabinetry, 7'-0" high	3.00	LF
Countertop	6.00	LF
Cubbies	11.00	LF
SPED Kitchen		
Base cabinetry	12.00	LF
Upper cabinetry	12.00	LF
Countertop	12.00	LF
Healthroom		
Base cabinetry	4.33	LF
Upper cabinetry	8.50	LF
Tall cabinetry, 7'-0" high	3.50	LF
Countertop	8.33	LF
Library		
Bench w/ cubbies	83.00	LF
Library mobile bookcase	76.00	LF
Reception desk	8.00	LF
Library Workroom		
Base cabinetry	6.50	LF
Upper cabinetry	6.50	LF
Countertop	6.50	LF
Workroom		
Base cabinetry	12.00	LF
Upper cabinetry	12.00	LF
Countertop	12.00	LF
Music Classroom		
Base cabinetry	6.00	LF
Tall cabinetry, 7'-0" high	3.00	LF
Countertop	6.00	LF
Cubbies	11.00	LF
Lost & Found		
Adjustable shelf 18" deep w/ raised lip	20.00	LF
Music Storage		
Adjustable shelf 18" deep w/ raised lip	54.00	LF
PE Storage		

Bookshelf, Type F	20.50	LF
Open shelves, Type P	17.08	LF
Reception		
Base cabinetry, file cabinet	12.00	LF
Countertop	19.00	LF
Reception desk	9.00	LF
Staff Lounge		
Base cabinetry	12.00	LF
Upper cabinetry	12.00	LF
Countertop	12.00	LF
Admin Hallway		
Base cabinetry	7.00	LF
Countertop	7.00	LF
Mailboxes	7.00	LF
Hallways		
Built-in bench	56.00	LF
EVA Cabinet	2.00	EA
Display cabinets	1.00	ALLOW
E2013 Blinds and other window treatments		
Roller Shades, Manual	11,149	SF
Roller Shades, Motorized	1	ALLOW

Total For Fixed Furnishings

F10 SPECIAL STRUCTURES

F1010 Special Structure

No work anticipated

Total For Special Structure

F1020 Special Construction

No work anticipated

Total For Special Construction

F20 SELECTIVE BUILDING DEMOLITION

F2010 Building Elements Demolition

No work anticipated

Total For Selective Building Demolition

100,416 SF
September 30, 2022

UNIT COST	TOTALS
	-
44.50	101,549
54.50	16,677
26.40	80,126
1.20	75,590
13.25	16,788
1.59	333,900
260.00	513,760
1.10	69,291
	-
49.50	10,841
54.50	9,211
26.40	7,690
1.20	780
13.25	17,331
1.59	9,731
275.00	14,025
1.10	1,439
0.00	
0.00	
27.50	52,250
5.80	22,040
0.00	
0.00	
25,000.00	25,000
10.90	41,420
35,000.00	35,000
0.00	-
0.00	1,454,437
0.00	
0.00	
0.00	
1,800,000.00	1,800,000
0.00	
0.00	1,800,000

0.00	
0.00	
0.00	
0.00	
25.00	42,700
0.00	-
0.00	42,700
0.00	
0.00	
0.00	
0.00	N/A
0.00	-
0.00	
0.00	
0.00	
0.00	N/A
0.00	-
0.00	
0.00	
0.00	

8.70	228,453
25.50	644,003
18.75	81,731
30,000.00	30,000
2.95	18,255
3.85	114,014
7.15	44,244
2.70	96,665
	-
	-
35,000.00	35,000
3.10	-
8.70	439,837
16.80	35,112
18.75	16,294
26.95	18,757
20.25	585,185
30.55	13,534
38.50	402,210
16.90	82,134
18.75	10,144
25,000.00	25,000
12,500.00	12,500
15,000.00	15,000
550.00	27,500
3.10	184,515

5.04	81,033
20,000.00	20,000
40,000.00	40,000
3.75	178,731
	-
	-
	incl above
	-
0.00	-
	N/A

0.00	3,479,850
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0.00

0.00

0.00

0.00

0.00

40.91	302,611
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86.38	170,169
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46.85	1,321,217
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48.25	468,604
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68.00	47,600
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68.00	110,772
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71.65	106,400
-------	---------

7.50	342,225
------	---------

10.35	41,183
-------	--------

2.92	27,352
------	--------

10.35	120,986
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3.68	182,561
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2.05	101,698
------	---------

1.52	75,406
------	--------

5.85	290,213
------	---------

3.45	171,151
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3.45	16,470
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4.10	203,397
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2.65	100,469
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10,000.00	10,000
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0.00	-
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0.00	-
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28.45	113,615
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40.00	91,280
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0.00	-
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0.00	-
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74.45	32,162
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0.00	-
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0.00	-
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	N/A
	-
0.00	-
60.00	68,700
3.05	7,326
3.05	2,532
0.00	-
0.00	-
1.75	175,728
0.00	-
0.00	4,701,827
0.00	
0.00	
0.00	
80.80	360,530
	-
0.00	-
88.65	549,541
110.00	53,680
0.00	-
0.00	963,751
0.00	
0.00	
0.00	
0.00	
	-
	-
	-
4,800.00	4,800
	-
	-
7,900.00	47,400
8,000.00	8,000
8,200.00	8,200
9,050.00	9,050
	-
	-
	-
2,910.00	2,910
	-
	-
5,200.00	10,400
18,500.00	18,500
0.00	109,260
0.00	
0.00	
0.00	
0.00	

0.00	-
24.65	1,337,558
33.15	417,093
26.95	22,369
0.00	-
450.00	450
0.00	-
0.00	-
43,988.10	43,988
	-
0.00	-
24.95	13,348
340.00	6,120
	N/A
	-
0.00	-
3,520.00	77,440
105.00	315,630
	-
0.00	-
3,285.00	3,285
0.00	-
0.00	-
50,755.50	50,756
2,750.00	5,500
1,160.00	34,800
0.00	
0.00	2,328,337
0.00	
0.00	
0.00	
0.00	-
	-
5.62	111,658
7.15	333,526
9.00	172,530
10.45	3,344
12.05	24,233
2.81	23,045
10.35	-
4.10	637,226
3.20	93,376
5.90	96,772
1.61	69,179
3.45	125,145

25,000.00	25,000
	-
	-
195.00	71,881
	-
	-
147.91	7,100
147.91	-
464.15	38,989
	-
	-
88.65	101,061
74.15	326,853
	-
0.00	-
33,137.00	33,137
15,062.00	15,062
	-
0.00	2,309,116
0.00	
0.00	
0.00	-
0.00	-
	-
	-
	-
4,800.00	24,000
4,900.00	9,800
	-
	-
7,900.00	15,800
8,200.00	8,200
9,050.00	9,050
9,150.00	9,150
0.00	-
0.00	-
0.00	-
2,550.00	295,800
2,565.00	2,565
2,600.00	13,000
0.00	-
2,800.00	5,600
0.00	-
3,150.00	3,150
0.00	-
0.00	-
3,505.50	52,583
12,300.00	12,300
250.00	2,500
2,500.00	2,500
0.00	-
12,750.00	12,750

6,200.00	6,200
0.00	-
790.00	10,270
525.00	19,425
610.00	610

0.00	521,253
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0.00	
0.00	
0.00	
0.00	
0.00	-
1,670.00	16,700
1,415.00	33,960
0.00	-
0.00	-
550.00	1,650
275.00	1,650
0.00	-
0.00	-
0.16	16,305
0.70	70,291
18,500.00	18,500
0.00	-
0.00	-
3.45	103,931
450.00	11,700
15,000.00	15,000
	-
175.00	2,275
450.00	2,700
	-
175.00	10,850
50.00	2,600
50.00	1,750
75.00	3,900
50.00	900
75.00	2,100
55.00	2,860
450.00	1,350
550.00	1,650
2,800.00	2,800
2,800.00	2,800
	-
400.00	1,200
650.00	-
	-
725.00	7,975
850.00	850
1,750.00	168,000

0.00	506,247
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0.00	
0.00	
0.00	
0.00	-
0.00	-

7,500.00	-
10,500.00	10,500
33,500.00	100,500
40,000.00	80,000

0.00	191,000
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0.00

0.00	
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0.00

0.00

-

0.00

-

2.00

200,832

22.50

175,118

27.50

4,125

27.50

2,475

26.50

108,438

8.65

8,875

16.50

122,760

5.50

8,800

12.25

145,677

15,000.00

15,000

10,000.00

10,000

0.00	802,099
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0.00

0.00

0.00

0.00

-

9.20

56,129

17.25

13,214

5.50

213,466

2.00

18,372

20.80

15,704

22.50

66,960

7.50

8,160

5.95

242,355

0.00

-

0.00

-

3.30

42,676

10.35

2,619

23.50

25,521

-

0.00	705,175
------	---------

0.00

0.00

0.00

-

0.00

-

6.75

339,215

11.85

33,204

8.57

9,307

12.50

76,988

	N/A
3.05	17,400
3.05	18,050
57.00	66,519
10,000.00	10,000

0.00	570,682
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0.00

0.00	
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0.00

0.00

0.00

140,000.00	140,000
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-

0.00	140,000
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0.00

0.00	-
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0.00

0.00

-

1.17

107,867

-

3.59

330,976

-

3.62

333,834

-

1.45

133,958

-

0.46

42,409

-

30,650.00	61,300
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6,950.00	13,900
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-

3.54

326,367

-

0.00	1,350,612
------	-----------

0.00

0.00	
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0.00

0.00

-

0.00

-

0.15

13,829

-

0.82

75,599

-

1.17

107,867

0.83

76,521

-

0.72

66,380

-

8.55

788,259

	-
10.88	1,003,071
	-
1.08	99,570
	-
985,714.00	985,714
	-
1.13	103,903
	-
0.19	17,517
0.80	73,755
	-
8.40	774,430
	-
0.25	23,233
	-
2.34	216,011
0.28	25,446
	-
0.52	47,941
	-
36,050.00	252,350
	-
7.80	719,113
	-
0.18	16,595
	-
0.00	5,487,101
0.00	
0.00	
0.00	
0.00	
3.87	383,846
0.00	
0.00	383,846
0.00	
0.00	
0.00	
0.00	
	-
	-
0.63	58,313
0.75	68,915
	-
1.44	132,529
	-
	-
1.44	132,529
3.45	27,600
5.75	48,875

	-
	-
36.17	36,174
61.99	123,979
129.09	129,085
1,053.93	210,785
	-
2.01	185,540
1.15	106,023
1.44	132,529
	-
1.15	106,023
5,750.00	5,750
	-
100,625.00	100,625
1,984.00	1,984
	-
2.30	212,046
1,408.75	33,810
2,645.00	52,900
13,800.00	13,800
	-
0.92	84,818
1.15	106,023
2.59	238,552
0.00	-
	-
0.80	74,216
	-
	-
	-
72,450.00	72,450
	-
0.46	42,409
	-
	-
9,607.00	19,214
	-
0.92	84,818
1.15	106,023
16.10	1,484,323
	-
0.29	26,506
0.52	47,710
97,750.00	97,750
	-
0.29	26,506
0.52	47,710
115,000.00	115,000

	-
0.23	21,205
0.46	42,409
	-
1.44	132,529
31.00	21,700
	-
4.11	378,502
	-
253.00	10,373
601.00	601
3,537.69	137,970
579.61	23,764
648.61	26,593
169.63	6,955
	-
94,070.00	94,070
24,794.00	24,794
	-
17,894.00	17,894
	-
1.67	153,733
	-
0.15	13,783
0.30	27,566
	-
0.52	47,710
	-
0.75	68,915
	-
0.40	37,108
	-
1.38	127,228
	-
3.45	318,069
	-
	-
	-
1,265.00	1,265
2,473.00	2,473
546.00	546
201.00	201
834.00	834
	-
0.08	7,422
0.44	40,289

67,850.00	67,850
6,021.00	6,021
1,204.00	1,204
193,662.54	193,663

0.00	6,649,081
0.00	
0.00	
0.00	-
0.00	

-

25,000.00	25,000
0.00	-

-

15,500.00	15,500
0.00	-

-

6,500.00	26,000
7,500.00	15,000
5,000.00	5,000

0.00	-
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0.00	-
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485,000.00	485,000
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0.00	-
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0.00	-
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-

2,620.00	2,620
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585.00	1,170
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675.00	675
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-

2,620.00	2,620
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585.00	1,170
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675.00	675
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-

2,620.00	2,620
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585.00	585
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675.00	675
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1,850.00	1,850
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-

750.00	750
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0.00	-
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7,500.00	7,500
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0.00	
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0.00	594,410
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0.00	
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0.00

0.00	-
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0.00	-
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301.00	10,836
516.00	9,288
450.00	52,650
106.00	3,816
376.00	24,816
301.00	50,568
516.00	43,344
450.00	245,700
106.00	17,808
376.00	115,808
301.00	4,515
516.00	6,192
106.00	1,590
301.00	1,806
516.00	1,548
106.00	636
376.00	4,136
301.00	1,806
516.00	1,548
106.00	636
376.00	4,136
301.00	3,612
288.50	3,462
106.00	1,272
301.00	1,303
288.50	2,452
516.00	1,806
106.00	883
255.00	21,165
550.00	41,800
550.00	4,400
301.00	1,957
288.50	1,875
106.00	689
301.00	3,612
288.50	3,462
106.00	1,272
301.00	1,806
516.00	1,548
106.00	636
376.00	4,136
	-
75.00	1,500
	-
75.00	4,050
	-

475.00	9,738
275.00	4,697
315.00	3,780
106.00	2,014
550.00	4,950
301.00	3,612
288.50	3,462
106.00	1,272
301.00	2,107
106.00	742
375.00	2,625
550.00	30,800
750.00	1,500
4,500.00	4,500
0.00	-
14.50	161,661
25,000.00	25,000

0.00	974,340
0.00	
0.00	

0.00	
0.00	
0.00	N/A
0.00	-
0.00	-

0.00	
0.00	
0.00	
0.00	N/A
0.00	-
0.00	-

0.00	
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0.00	
0.00	
0.00	N/A

0.00	-
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check	36,065,124
	36,065,124

PORTING SCHOOL DISTRICT
 PORTING ELEMENTARY SCHOOL
 PORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 BUILDING

Gross Floor Area:

Date:

ITEM DESCRIPTION	QUANTITY	UNIT
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REPLACE THE VENTED RUBBER BASE WITH REGULAR RUBBER BASE

C3020 Floor Finishes

C3026 Bases, curbs and trim

Rubber base, 4" 253 LF

Vented rubber base, 4" at gymnasium (253) LF

Subtotal Direct Cost

General Conditions 7.00%

Estimating / Design Contingency 6.50%

Insurance & Bonds 1.58%

General Contractors Overhead and Profit 3.00%

Total For Change

REDUCE EXTENT OF GLULAM AND T&G DECKING AT FLOOR AND ROOF

B1010 Floor & Roof Construction

B1012 Upper floors construction

Glulam beams (11,315) BM

2x12 @ 16" oc 5,300 SF

3x T&G decking (4,200) SF

B1020 Roof construction

Glulam beams (16,805) BM

24" RED-L @ 32" OC 5,900 SF

2x T&G decking (5,900) SF

Subtotal Direct Cost

General Conditions 7.00%

Estimating / Design Contingency 6.50%

Insurance & Bonds 1.58%

General Contractors Overhead and Profit 3.00%

Total For Change

REPLACE INTERIOR STOREFRONT WITH HM RELITES EXCEPT FOR VESTIBULES

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Interior windows and storefronts

interior storefront, including vestibules (310) SF

interior HM relites 310 SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%

Total For Interior Partitions

C1020 Interior Doors

C1021 Interior doors

Aluminum doors

Single

Glazed

3'-0" x 7'-0"

(2) EA

Solid core wood doors

Single

Glazed

3'-0" x 7'-0"

2 EA

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%

Total for Change

REDUCE EXTENT OF INTERIOR HM FRAME

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions

Wood stud framing

8" stud, 16" O.C.

914 SF

GWB, 5/8" Type 'X', taped and finished

914 SF

Batt insulation-allow

914 SF

C1017 Interior windows and storetronts

Interior HM relites

(914) SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%

Total for Change

REPLACE ALUMINUM COMPOSITE PANELS WITH FLAT SHEET METAL PANELS

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction

Aluminum composite panel

(1,970) SF

Flat sheet metal panels	1,970	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

REDUCE AMOUNT OF MISC STEEL (LIGHTWEIGHT FINISHES ABOVE LOW ROOFS)

B1010 Floor & Roof Construction

B1020 Roof construction		
Misc structural steel	(23,831)	LBS
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

REPLACE THE CUSTOM GLAZED ROOF MONITORS WITH UNIT SKYLIGHTS

B3021 Glazed roof openings		
Unit skylight 4'x8'	1,250	SF
Glazing at custom structural aluminum roof monitors-sides, tops (structure in roof structure division)	(3,006)	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

REPLACE THE VERTICAL OPERABLE WALL WITH A HORIZONTAL OPERABLE WALL

C1013 Retractable partitions		
Skyfold vertical folding at stage	(369)	SF
Horizontal motorized operable folding at stage	369	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

REDUCE WIDTH OF SLIDING MARKERBOARD PANELS

C1037 General fittings and misc. metals	
Markerboards	

10'-0" x 9'-0", Sliding	(96)	EA
8'-0" x 9'-0", Sliding	96	EA

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%
Total for Change	

REDUCE THE HEIGHT OF CERAMIC TILE FROM 7'-2" TO 4'-0" AT ALL LOCATIONS

C3012 Wall finishes to interior walls		
Ceramic tile	(3,697)	SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%
Total for Change	

REDUCE THE EXTENT OF ACOUSTICAL WALL TREATMENT BY 25%

C3012 Wall finishes to interior walls		
Acoustical wall panels	(1,023)	SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%
Total for Change	

REDUCE THE EXTENT OF TACKABLE WALL TREATMENT BY 25%

C3012 Wall finishes to interior walls		
Tackable surface	(1,860)	SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%
Total for Change	

REDUCE THE EXTENT OF MDF W/ PLAM WAINSCOT BY 25%

C3012 Wall finishes to interior walls		
MDF, w/PLAM	(2,973)	SF

Subtotal Direct Cost	
General Conditions	7.00%
Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%

General Contractors Overhead and Profit	3.00%
Total for Change	

ELIMINATE SPRAY FOAM AND REPLACE WITH THICKER BATT AND VAPOR BARRIER

B2011 Exterior wall construction		
2" spray foam	(49,609)	SF
Batt insulation, R-21	(49,609)	SF
Batt insulation, R-25	49,609	SF
Vapor Barrier	49,609	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

SUBTOTAL

ELIMINATE 4 CLASSROOMS (640 occupancy)

B2011 Exterior wall construction		
4 Classrooms	(4,032)	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
Total for Change		

All Changes

100,416 SF
September 30, 2022

UNIT COST	TOTALS	OWNER RESPONSE
0.00		
0.00		
0.00	-	
3.30	835	
10.35	(2,619)	
	(1,784)	
	(1,909)	
	(2,033)	
	(32)	
	(2,094)	
0.00	(2,126)	(2,126)
0.00		
0.00		
8.70	(98,439)	
18.75	99,375	
7.15	(30,030)	
	-	
	-	
8.70	(146,199)	
18.75	110,625	
5.04	(29,736)	
	-	
	(94,405)	
	(101,013)	
	(107,579)	
	(1,700)	
	(110,806)	
0.00	(112,506)	(112,506)
0.00		
0.00		
	-	
	-	
88.65	(27,482)	
74.15	22,987	
	-	

		(4,495)	
		(4,810)	
		(5,122)	
		(81)	
		(5,276)	
	0.00	(5,357)	(5,357)
	0.00		
	0.00		
	0.00	-	
	0.00	-	
		-	
		-	
		-	
		-	
	4,800.00	(9,600)	
	0.00	-	
	0.00	-	
	0.00	-	
	0.00	-	
	3,150.00	6,300	
		(32,936)	
		(35,241)	
		(37,532)	
		(593)	
		(38,658)	
	0.00	(39,251)	(39,251)

	0.00		
	0.00		
	0.00		
	0.00	-	
		-	
	9.00	8,226	
	4.10	3,747	
	1.61	1,472	
		-	
		-	
	14.15	(67,781)	
		-	
		(54,336)	
		(58,139)	
		(61,918)	
		(978)	
		(63,776)	
	0.00	(64,754)	(64,754)

	0.00		
	0.00		
	0.00		
	0.00	-	
	86.38	(170,169)	

45.00	88,650	
	(81,519)	
	(87,225)	
	(92,895)	
	(1,468)	
	(95,681)	
0.00	(97,149)	(97,149)

0.00	-	
	-	
3.75	(89,365)	
	(89,365)	
	(95,621)	
	(101,836)	
	(1,609)	
	(104,891)	
0.00	(106,500)	(106,500)

0.00	-	
110.00	137,500	
105.00	(315,630)	(315,630)
	(178,130)	(315,630)
	(190,599)	(22,094)
	(202,988)	(20,516)
	(3,207)	(4,987)
	(209,078)	(9,469)
0.00	(212,285)	(372,696)

	-	
195.00	(71,881)	
125.00	46,078	
	(25,803)	
	(27,610)	
	(29,404)	
	(465)	
	(30,286)	
0.00	(30,751)	

0.00	-	
	-	

	1,750.00	(168,000)	
	1,312.50	126,000	
		(42,000)	
		(44,940)	
		(47,861)	
		(756)	
		(49,297)	
	0.00	(50,053)	
	0.00	-	
	22.50	(83,183)	
		(83,183)	
		(89,005)	
		(94,791)	
		(1,498)	
		(97,634)	
	0.00	(99,132)	(99,132)
	0.00	-	
	26.50	(27,110)	
		(27,110)	
		(29,007)	
		(30,893)	
		(488)	
		(31,819)	
	0.00	(32,308)	(32,308)
	0.00	-	
	16.50	(30,690)	
		(30,690)	
		(32,838)	
		(34,973)	
		(553)	
		(36,022)	
	0.00	(36,575)	(36,575)
	0.00	-	
	12.25	(36,419)	
		(36,419)	
		(38,969)	
		(41,502)	
		(656)	

	(42,747)	
0.00	(43,402)	(43,402)
0.00	-	
3.68	(182,561)	
1.52	(75,406)	
2.00	99,218	
1.10	54,570	
	(104,179)	
	(111,471)	
	(118,717)	
	(1,876)	
	(122,279)	
0.00	(124,154)	(124,154)
		(1,135,909)
0.00	-	
359.16	(1,448,133)	
	(1,448,133)	
	(1,549,502)	
	(1,650,220)	
	(26,073)	
	(1,699,727)	
0.00	(1,725,800)	(1,725,800)
0.00	(2,782,103)	(2,861,709)

**ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
SITWORK**

ELEMENTAL ESTIMATE SUMMARY

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL
G10	SITE PREPARATION	
G1010	Site Clearing	\$ 768,246
G1020	Site Demolition and Relocations	\$ -
G1030	Site Earthwork	\$ 708,821
G1040	Hazardous Waste Remediation	\$ -
G20	SITE IMPROVMEENTS	
G2010	Roadways	\$ -
G2020	Parking Lots	\$ -
G2030	Pedestrian Paving	\$ 589,284
G2040	Site Development	\$ 2,092,291
G2050	Landscaping	\$ 920,305
G30	SITE MECHANICAL UTILITIES	
G3010	Water Supply	\$ 266,550
G3020	Sanitary Sewer	\$ 222,040
G3030	Storm Sewer	\$ 2,733,905
G3040	Heating Distribution	\$ -
G3050	Cooling Distribution	\$ -
G3060	Fuel Distribution	\$ -
G3090	Other Site Mechanical Utilities	\$ -
G40	SITE ELECTRICAL UTILITIES	
G4010	Electrical Distribution	\$ 132,734
G4020	Site Lighting	\$ 224,250
G4030	Site Communications and Security	\$ 142,920
G4090	Other Site Electrical Utilities	\$ -

Sub-Total Direct Cost	
General Conditions/General Requirements	7.00%
Sub-Total	
Estimating / Design Contingency	6.50%
Sub-Total	
Insurance & Bonds	1.58%
General Contractor's Overhead and Profit	3.00%
Sub-Total	
Escalation: June 2024	9.68%
TOTAL CONSTRUCTION COST	

96,251.00

DATE: September 30, 2022

GROUP TOTAL

\$ 1,477,067

\$ 3,601,880

\$ 3,222,495

\$ 499,904

\$ 8,801,345

\$ 616,094

\$ 9,417,439

\$ 612,134

\$ 10,029,573

\$ 158,467

\$ 300,887

\$ 10,488,927

\$ 1,015,844

\$ 11,504,771

\$ 12,387,300

PORTING SCHOOL DISTRICT
 PORTING ELEMENTARY SCHOOL
 PORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 SITEWORK

Date:

ITEM DESCRIPTION	QUANTITY	UNIT
------------------	----------	------

G10 SITE PREPARATION

G1010 Site Clearing

Site clearing and TESC estimate completed by CPL, Dated 09.21.22

Site Preparation & Erosion Control

Clear & Grubbing	11	Acre
Silt Fence	850	LF
Wheel Wash	1	EA
10" Rock Construction road and staging area	14,817	CY
Truck Wash	1	EA
Catch Basin Protection	90	EA
Interceptor Ditches	1,200	LF
Temp Const. Fence	2,642	LF
Turbidity Monitoring	12.00	MO

Total For Site Clearing

G1020 Site Demolition and Relocations

Site demolition estimate completed by CPL, Dated 09.21.22

See above

Total For Site Demolition and Relocations

G1030 Site Earthwork

Site earthwork estimate completed by CPL, Dated 09.21.22

Earthwork

Stripping (Haul Off)	890.5	CY
Excavate and haul off existing fill	541.0	CY
Reuse 10" Rock Section from Field & N. Parking	2,900.0	CY
Import Structural Fill	500.0	CY
Stockpile and Reuse Soil from Detention Excavation	9,600.0	CY
Fine Grading (building and paving areas)	480,084.0	SF

Total For Site Earthwork

G1040 Hazardous Waste Remediation

No work anticipated

Total For Hazardous Waste Remediation

G20 SITE IMPROVEMENTS**G2010 Roadways**

Included in G2030 Pedestrian Paving

Total For Roadways**G2020 Parking Lots**

Included in G2030 Pedestrian Paving

Total For Parking Lots**G2030 Pedestrian Paving**

Site Paving estimate completed by CPL, Dated 09.21.22

Asphalt Concrete		
4" HMA over 6" CSBC	12,607	SY
Pavement Markings (striping)	1	LS
Portland Cement Concrete		
Curb, Vertical	3,778	LF
Curbed Access Ramps	10	EA

Total For Pedestrian Paving**G2040 Site Development**

Site development estimate completed by RC Cost Group

Covered Play Area		
Conc columns	9	CY
Conc column footings	21.00	CY
Roof structure	3,596	SF
CMU walls	360	SF
3-ply SBS asphalt torch down membrane	3,596	SF
Metal guttering	80	LF
Metal downspouts	2	EA
Service Yard		
Slab on Grade, 4"		
CMU Screen Wall	1,912	SF
Screen Wall Cap	202	LF
Screen wall footings	34	CY
Service yard gate, pedestrian		
Service yard gate, double swing		
Bollards	10	EA

Monument Sign	1	EA
Readerboard	1	EA

Site development estimate completed by WEISMANDESIGN
GROUP dated 09.21.22

321313 - CONCRETE PAVING

Pedestrian Concrete Paving	34,019	SF
Grasspave at Fire Lane	13,775	SF
Concrete Seat Walls	182	LF

321600 - CURBS AND WALKS

Flush Concrete Curbing at Play Equipment Areas	228	LF
Flush Concrete Curbing at Synthetic Turf	972	LF

321540 - PERMEABLE CRUSHED ROCK BASE

Subgrade Establishment at Synthetic Turf	62,127	SF
Base Rock Variable Depth, 8" Min.	1,534	CY
Top Rock 2" Depth	383	CY
Geotextile Fabric at Synthetic Turf	62,127	SF
Finish Grade Establishment	62,127	SF

321823.29 - SYNTHETIC GRASS SURFACING

2-1/4" Synthetic Turf Surfacing w/Coated Rubber or Cork Infill	62,127	SF
Perimeter Turf Nailer	972	LF
Elastic Layer Padding	62,127	SF

323113 - CHAIN LINK FENCE AND GATES

Chain Link Fence 6' Ht. (assumes courtyards are not fenced)	1,778	LF
Chain Link Gate 6' Ht. - 8' Dbl Swing	1	EA
Chain Link Gate 6' Ht. - 32' Dlb Swing Vehicle w/knox box	1	EA
Chain Link Gate 6' Ht. - 22' Dlb Swing Vehicle w/knox box	1	EA
Chain Link Gate 6' Ht. - 30' Dlb Swing Vehicle w/knox box	1	EA
Service Yard Chain Link Vehicle Gate, 6' Ht.	1	EA
Service Yard Chain Link Ped. Gate, 6' Ht.	1	EA

129300 - SITE IMPROVEMENTS

Picnic Tables	-	EA
Tables & Chairs	-	EA
Benches	-	EA
Bike Racks	3	EA
Landscape Boulders	41	EA
Seating Logs	5	EA
Raingarden drainage swale	1	LS
Footbridges at Courtyard (Allowance)	1	LS
Trash Receptacles	4	EA
Flagpole	1	LS
Tetherball	2	EA
Funnel Ball	2	EA

Play Area Soft Surfacing (Rubber Tiles)	3,017	SF
Gravel Surfacing at Outdoor Classroom (6" Depth)	85	CY
Gravel Maintenance Strip 2' Width at Building (6" Depth)	49	CY
Split Rail Fence at Wetland Edge incl. signage	600	LF
Play Equipment 5-12 (Allowance)	1	LS
Play Striping (Allowance)	1	LS
Basketball Hoops	2	EA
Monument Sign		
Reader Board		
Covered Play Structure		

Total For Site Development

G2050 Landscaping

Landscape estimate completed by WEISMANDESIGN

GROUP dated 09.21.22

329000 - PLANTING AND SEEDING

Finish Grading	154,856	SF
Import/Place Buffer Averaging Topsoil & Compost (8" x1.2)	950	CY
Import/Place Lawn Topsoil (8" x1.2)	1,351	CY
Import/Place Shrub Topsoil (8" x1.2)	2,286	CY
Import/Place Mulch (3" depth, x1.2)	1,721	CY
Buffer Averaging Lawn / Plants	32,092	SF
Lawn Seed Mix	45,619	SF
Shrubs / Accents / Groundcover	77,145	SF
Deciduous Trees - 2" cal	73	EA
Deciduous Multi-stemmed Trees	33	EA
Evergreen Trees (6-8')	49	EA
Extended Maintenance - 1 year	1	LS
Tree Preservation		

328000 - IRRIGATION

2" Mainline	3,071	LF
Sleeving (Allowance)	1	LS
Quick Couplers and Valves (Allowance)	1	LS
Lateral Lines and Spray Heads	122,764	SF
Temporary Irrigation at Buffer Averaging	32,092	SF
Booster Pump (Allowance)	1	LS
Point of Connection (Allowance)	1	LS
Controller	1	LS
Irrigation Meter		

334000 - SUBSURFACE DRAINAGE

Perforated Drainage Pipe	4,009	LF
Tightline Pipe	316	LF
Pea Gravel Backfill	240	CY
Soft Surface Play Areas Subdrainage	1	LS

Total For Landscaping

G30 SITE MECHANICAL UTILITIES**G3010 Water Supply**

Water utilities estimate completed by CPL, Dated 09.21.22

Connect to existing line	2	EA
4-inch DI pipe	196	LF
6-inch DI pipe	270	LF
8-inch DI pipe	1,890	LF
6" Bends	6	EA
8" Bends	14	EA
6" Gate Valve	6	EA
8" Gate Valve	10	EA
8"x6" Reducer	2	EA
Thrust Blocks	23	EA
Fire Hydrants	6	EA
Fire Dept. Connection (FDC)	1	EA
Post Indicator Valve (PIV)	1	EA
4" Fire DDCV in Vault	1	EA
3" Domestic Meter (vault and setter)	1	EA
2" Landscape Meter (box and setter)	1	EA
2" Landscape Backflow DCVA	1	EA

Total For Water Supply**G3020 Sanitary Sewer**

Sanitary sewer estimate completed by CPL, Dated 09.21.22

Connect to Existing	1	EA
Sanitary Sewer Cleanouts	4	EA
New Manholes (< 8ft deep)	1	EA
Grease Interceptor	1	EA
3-inch PVC pipe	270	LF
6-inch PVC pipe	200	LF
Sewer Lift Station	1	EA

Total For Sanitary Sewer**G3030 Storm Sewer**

Site demolition estimate completed by CPL, Dated 09.21.22

Area Drains	20	EA
CB Type I	83	EA
CB Type II, 54" diameter	1	EA
Flow Control Riser	1	EA
6-inch Perforated Pipe (Footing Drain)	1,800	LF
12-inch SD (Import Structural Backfill)	2,705	LF
Storm Chambers	165,185	CF
Water Quality System - Modular Wetland	1	EA

Trench Drain	225	LF
Foundation Drain Cleanouts	15	EA
Storm Drain Cleanouts	25	EA
Downspout Connections	20	EA

Total For Storm Sewer

G3040 Heating Distribution

No work anticipated

Total For Heating Distribution

G3050 Cooling Distribution

No work anticipated

Total For Cooling Distribution

G3060 Fuel Distribution

Gas Trenching

Total For Fuel Distribution

G3090 Other Site Mechanical Utilities

No work anticipated

Total For Other Site Mechanical Utilities

G40 SITE ELECTRICAL UTILITIES

G4010 Electrical Distribution

Electrical Infrastructure		
Service Lateral	450	LF
Utility Vault (Medium)	2	EA
Utility Vault (Large)	1	EA
Hand Hole	6	EA
Trenching	300	LF
Future portable conduits and vaults	1	LS
Site Electrical Connections For Equipment	1	LS
EV charging stations and infrastructure	1	LS
Site Wiring Device Provisions	1	LS

Total For Electrical Distribution

G4020 Site Lighting

Site Lighting Raceway Provision	2,500	LF
Site Lighting Wiring Provision	3,000	LF
Light Fixtures	1	LS

Total For Site Lighting**G4030 Site Communications and Security**

Telecommunications Infrastructure

Utility Vault (Medium)	6	EA
Trenching	875	LF
Duct Bank - Service Provider	600	LF
Duct Bank - IDF	275	LF
3" 3-Cell Textile Innerduct	550	LF

Total For Site Communications and Security**G4090 Other Site Electrical Utilities**

G4092 Site emergency power generation

Generator	kw
Docking station	LS

Total For Other Site Electrical Utilities

September 30, 2022

UNIT COST	TOTALS
5,000.00	55,106
5.50	4,675
3,500.00	3,500
45.00	666,778
3,500.00	3,500
50.00	4,500
3.00	3,600
3.25	8,587
1,500.00	18,000
0.00	768,246
0.00	
0.00	
0.00	
0.00	
	0
	0
0.00	0
0.00	
0.00	
0.00	
	0
	0
40.00	35,618
40.00	21,640
10.00	29,000
45.00	22,500
25.00	240,000
0.75	360,063
0.00	708,821
0.00	
0.00	
0.00	
0.00	N/A
0.00	
0.00	0
0.00	

0.00	
0.00	
0.00	
	N/A

0.00	0
0.00	
0.00	
0.00	
	N/A

0.00	0
0.00	
0.00	
0.00	
	0
40.00	504,280
12,000.00	12,000
	0
18.00	68,004
500.00	5,000
0.00	589,284
0.00	
0.00	
0.00	

1,500.00	13,500
825.00	17,325
28.00	100,688
35.00	12,600
21.75	78,213
24.50	1,960
275.00	550
	incl
35.00	66,920
22.00	4,444
750.00	25,500
	incl
	incl
550.00	5,500

15,000.00	15,000
15,000.00	15,000

7.50	255,143
10.00	137,750
150.00	27,300

25.00	5,700
25.00	24,300

1.00	62,127
60.00	92,040
60.00	22,980
1.00	62,127
1.00	62,127

6.00	372,762
20.00	19,440
2.00	124,254

35.00	62,230
2,000.00	2,000

3,000.00	3,000
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3,000.00	3,000
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3,000.00	3,000
15,000.00	15,000
2,000.00	2,000

2,000.00	0
1,500.00	0
2,000.00	0
1,000.00	3,000
500.00	20,500
500.00	2,500
5,000.00	5,000
20,000.00	20,000
1,500.00	6,000
7,500.00	7,500
1,000.00	2,000
1,200.00	2,400

18.00	54,306
40.00	3,400
45.00	2,205
50.00	30,000
200,000.00	200,000
8,000.00	8,000
5,000.00	10,000
	(see Arch)
	(see Arch)
	(see Arch)

0.00	2,092,291
0.00	
0.00	
0.00	

	0
0.20	30,971
45.00	42,750
45.00	60,795
45.00	102,870
30.00	51,630
1.50	48,138
0.20	9,124
3.00	231,435
500.00	36,500
400.00	13,200
300.00	14,700
30,000.00	30,000
	see civil

8.00	24,568
10,000.00	10,000
10,000.00	10,000
1.00	122,764
0.50	16,046
10,000.00	10,000
3,000.00	3,000
3,000.00	3,000
	see civil

6.00	24,054
10.00	3,160
40.00	9,600
12,000.00	12,000

0.00	920,305
0.00	

0.00	
0.00	
0.00	
0.00	0
3,000.00	6000
60.00	11760
65.00	17550
70.00	132300
125.00	750
135.00	1890
1,100.00	6600
1,200.00	12000
1,000.00	2000
300.00	6900
5,000.00	30000
2,000.00	2000
1,800.00	1800
15,000.00	15000
15,000.00	15000
2,000.00	2000
2,000.00	2000

0.00	266,550
0.00	
0.00	
0.00	

1,500.00	1,500
485.00	1,940
3,500.00	3,500
15,000.00	15,000
30.00	8,100
60.00	12,000
180,000.00	180,000
	0

0.00	222,040
0.00	
0.00	
0.00	

0.00	
750.00	15,000
2,500.00	207,500
4,250.00	4,250
2,500.00	2,500
20.00	36,000
75.00	202,875
13.00	2,147,405
70,000.00	70,000

120.00	27,000
250.00	3,750
385.00	9,625
400.00	8,000

0.00	2,733,905
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0.00

0.00

0.00

0.00	N/A
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0.00

0.00	0
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0.00

0.00

0.00

0.00	N/A
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0.00	0
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0.00	0
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0.00

0.00

0.00

N/A

0.00	0
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0.00	0
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0.00

0.00

0.00

0.00	N/A
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0.00	0
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0.00	0
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0.00

0.00	
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0.00

0.00

0.00	0
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0.00	0
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9,010.50	18021
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15,295.00	15295
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1,380.00	8280
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25.88	7763
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14,950.00	14950
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3,450.00	3450
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59,800.00	59800
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5,175.00	5175
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	0
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0.00	132,734
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0.00

0.00

0.00

6.90	17250
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11.50	34500
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172,500.00	172500
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	0.00	
	0.00	224,250
	0.00	
	0.00	
	0.00	
		0
9,010.33		54062
25.88		22641
78.21		46924
58.65		16130
5.75		3163
0.00		0
	0.00	142,920
	0.00	
	0.00	
	0.00	
	0.00	
625.00		0
12,500.00		0
0.00		0
	0.00	0
	0.00	

check

8,801,345

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PORTING SCHOOL DISTRICT
 PORTING ELEMENTARY SCHOOL
 PORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 SITEWORK

Date:

ITEM DESCRIPTION	QUANTITY	UNIT
REDUCE SIZE OF ARTIFICIAL TURF FIELD BY 1/3		
321540 - PERMEABLE CRUSHED ROCK BASE		
Subgrade Establishment at Synthetic Turf	(20,750)	SF
Base Rock Variable Depth, 8" Min.	(512)	CY
Top Rock 2" Depth	(128)	CY
Geotextile Fabric at Synthetic Turf	(20,750)	SF
Finish Grade Establishment	(20,750)	SF
321823.29 - SYNTHETIC GRASS SURFACING		
2-1/4" Synthetic Turf Surfacing w/Coated Rubber or Cork		
Infill	(20,750)	SF
Perimeter Turf Nailer	(325)	LF
Elastic Layer Padding	(20,750)	SF
Finish Grading	20,750	SF
Import/Place Lawn Topsoil (8" x1.2)	1,351	CY
Lawn Seed Mix	45,619	SF
328000 - IRRIGATION		
Lateral Lines and Spray Heads	20,750	SF
Subtotal Direct Cost		
General Conditions	7.00%	
Estimating / Design Contingency	6.50%	
Insurance & Bonds	1.58%	
General Contractors Overhead and Profit	3.00%	
		Total for Change

REDUCE EXTENT OF LANDSCAPING ON SCHOOL SITE

G2040 Site Development

Landscape Boulders	(41)	EA
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G2050 Landscaping

Shrubs / Accents / Groundcover	77,145	SF
Deciduous Trees - 2" cal	(23)	EA
Deciduous Multi-stemmed Trees	(13)	EA
Evergreen Trees (6-8')	(15)	EA

Subtotal Direct Cost		
General Conditions	7.00%	

Estimating / Design Contingency	6.50%
Insurance & Bonds	1.58%
General Contractors Overhead and Profit	3.00%
Total For Landscaping	
Total for All Changes	

September 30, 2022

UNIT COST	TOTALS
1.00	-20,750
60.00	-30,741
60.00	-7,675
1.00	-20,750
1.00	-20,750
6.00	-124,503
20.00	-6,493
2.00	-41,501
0.20	4,150
45.00	60,795
0.20	9,124
1.00	20,750
	(178,345)
	(190,830)
	(203,234)
	(3,211)
	(209,331)
0.00	(212,542)

0.00	
0.00	
500.00	(20,500)
0.00	
0.00	
1.00	(77,145)
500.00	(11,500)
400.00	(5,200)
300.00	(4,500)

(118,845)
(127,164)

(135,430)

(2,140)

(139,493)

	0.00	(141,633)
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0.00

	0.00	(354,174)
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check

-391,774

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**ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
OFF-SITE WORK**

Gross Floor Area:
Date:

ITEM DESCRIPTION	QUANTITY	UNIT
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EAST ACCESS DRIVE

Site Preparation & Erosion Control		
Silt Fence	1,210	LF
10" Rock Construction road and staging area	1,340	CY
Excavation & Earthwork		
Stripping (Haul Off)	2,066	CY
Move existing fill on site for structural fill	300	CY
Fine Grading (paving areas)	58,080	SF
Misc. Utilities		
CB Type I	6	EA
12-inch SD (Import Structural Backfill)	1,200	LF
Concrete		
Concrete Sidewalk	7,260	SF
Curb	1,210	LF
Asphalt Concrete		
4" HMA over 6" CSBC	4,840	SY
Thickened Edge	1,210	LF

Sub-Total

General Conditions/General Requirements 7.00%

Sub-Total

Estimating / Design Contingency 7.50%

Sub-Total

Insurance & Bonds 1.58%

General Contractor's Overhead and Profit 3.00%

Sub-Total

Escalation: June 2024 9.68%

TOTAL FOR EAST ACCESS ROAD

ROCKY ROAD

Demolition		
Asphalt Sawcutting 2" depth	750	LF
Excavation & Earthwork		
Stripping (Haul Off)	375	CY
Fine Grading (building & paving areas)	15,495	SF
Misc. Utilities		
Relocate existing Power Poles	2	EA
CB Type I	7	EA
12-inch SD (Import Structural Backfill)	480	LF
Water Quality System	1	EA
Concrete		
Concrete Sidewalk	573	SF

Curb and Gutter	573	SF
Asphalt Concrete		
3" HMA over 3" CSTC over 6" CSBC	1,117	SY

	Sub-Total	
General Conditions/General Requirements	7.00%	
	Sub-Total	
Estimating / Design Contingency	7.50%	
	Sub-Total	
Insurance & Bonds	1.58%	
General Contractor's Overhead and Profit	3.00%	
	Sub-Total	
Escalation: June 2024	9.68%	
TOTAL FOR ROCKY ROAD		

OFF-SITE ACCESS ROAD LANDSCAPING

328000 - IRRIGATION		
2" Mainline	775	LF
Sleeving (Allowance)	1	LS
Quick Couplers and Valves (Allowance)	1	LS
Lateral Lines and Spray Heads	39,569	SF
Point of Connection (Allowance)	1	LS
Controller	1	LS
Irrigation Meter		
329000 - PLANTING AND SEEDING		
Finish Grading	39,569	SF
Import/Place Lawn Topsoil (8" x1.2) - ROW	1,125	CY
Import/Place Shrub Topsoil (8" x1.2)	48	CY
Import/Place Mulch (3" depth, x1.2)	18	CY
Lawn Seed Mix - ROW	37,968	SF
Shrubs / Accents / Groundcover	1,601	SF
Deciduous Trees - 2" cal w/Root Barrier	29	EA
Extended Maintenance - 1 year	1	LS

	Sub-Total	
General Conditions/General Requirements	7.00%	
	Sub-Total	
Estimating / Design Contingency	7.50%	
	Sub-Total	
Insurance & Bonds	1.58%	
General Contractor's Overhead and Profit	3.00%	
	Sub-Total	
Escalation: June 2024	9.68%	
TOTAL FOR OFF-SITE ACCESS ROAD LANDSCAPING		

MITIGATION WETLAND CREATION & BUFFER ENHANCEMENT

323000 - SITE IMPROVEMENTS		
Split Rail Fence at Wetland Edge incl. signage	1,418	LF
328000 - IRRIGATION		
2" Mainline	245	LF

Sleeving (Allowance)	1	LS
Quick Couplers and Valves (Allowance)	1	LS
Lateral Lines and Spray Heads	166,857	SF
Point of Connection (Allowance)	1	LS
Controller	1	LS
Irrigation Meter		
329000 - PLANTING AND SEEDING		
Finish Grading	166,857	SF
Import/Place Created Wetland Topsoil & Compost (12" x1.2)	2,375	CY
Import/Place Buffer Enhancement Topsoil & Compost (8" x1.2)	3,360	CY
Trees / Shrubs / Groundcover	166,857	SF
Extended Maintenance - 1 year	1	LS
Tree Preservation		

	Sub-Total
General Conditions/General Requirements	7.00%
	Sub-Total
Estimating / Design Contingency	7.50%
	Sub-Total
Insurance & Bonds	1.58%
General Contractor's Overhead and Profit	3.00%
	Sub-Total
Escalation: June 2024	9.68%
TOTAL FOR MITIGATION WETLAND CREATION & BUFFER ENHANCEMENT	

September 30, 2022

UNIT COST	TOTALS
5.50	6,655
45.00	60,300
	0
40.00	82,640
7.00	2,100
0.75	43,560
	0
2,500.00	15,000
75.00	90,000
	0
7.50	54,450
18.00	21,780
	0
40.00	193,600
4.70	5,687
0.00	0
0.00	575,772
	40304.04
0.00	616,076
	46205.703
0.00	662,282
	10464.05154
	19868.45229
0.00	692,614
	67079.09966
0.00	759,693
0.00	

1.00	750
	0
40.00	15,000
0.75	11,621
	0
50,000.00	100,000
2,500.00	17,500
75.00	36,000
30,000.00	30,000
	0
7.50	4,298

35.00	20,055
	0
45.00	50,265
0.00	0
0.00	285,489
	19984.2125
0.00	305,473
	22910.47219
0.00	328,383
	5188.458268
	9851.503041
0.00	343,423
	33260.26329
0.00	376,684
0.00	

8.00	6,200
10,000.00	10,000
10,000.00	10,000
1.00	39,569
3,000.00	3,000
3,000.00	3,000
	see civil

0.20	7,914
46.00	51,750
45.00	2,160
30.00	540
1.00	37,968
3.00	4,803
550.00	15,950
15,000.00	15,000
0.00	0
0.00	207,854
	14549.766
0.00	222,404
	16680.26745
0.00	239,084
	3777.524569
	7172.515004
0.00	250,034
	24215.56756
0.00	274,249
0.00	

50.00	70,900
8.00	1,960

10,000.00	10,000
10,000.00	10,000
0.50	83,429
3,000.00	3,000
3,000.00	3,000
	see civil

0.20	33,371
45.00	106,875

45.00	151,200
1.50	250,286
20,000.00	20,000
	see civil

0.00	0
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0.00	744,020
	52081.428

0.00	796,102
	59707.6371

0.00	855,809
	13521.78955

	25674.28395
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0.00	895,006
	86680.52382

0.00	981,686
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**ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
PRESCHOOL ALTERNATE - BUILDING**

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL
A10	FOUNDATIONS	
A1010	Standard Foundation	\$ 178,237
A1020	Special Foundation	\$ -
A1030	Slab on grade	\$ -
A20	BASEMENT WALL CONSTRUCTION	
A2010	Basement Excavation	\$ -
A2020	Basement Wall Construction	\$ -
B10	SUPERSTRUCTURE	
B1010	Floor & Roof Construction	\$ 144,023
B20	EXTERIOR ENCLOSURE	
B2010	Exterior Walls	\$ 241,866
B2020	Exterior Windows	\$ 31,291
B2030	Exterior Doors	\$ 11,000
B30	ROOFING	
B3010	Roofing	\$ 73,464
C10	INTERIOR CONSTRUCTION	
C1010	Partitions	\$ 40,547
C1020	Interior Doors	\$ 42,480
C1030	Fittings and Specialties	\$ 14,490
C20	STAIRS	
C2010	Stair Construction	\$ -
C30	INTERIOR FINISHES	
C3010	Wall Finishes	\$ 22,216
C3020	Floor Finishes	\$ 21,683
C3030	Ceiling Finishes	\$ 18,077
D10	CONVEYING	
D1010	Elevators & Lifts	\$ -
D20	PLUMBING	
D2010	Plumbing	\$ 70,750
D30	HVAC	
D3010	HVAC	\$ 127,350
D40	FIRE PROTECTION	
D4010	Sprinkler System	\$ 18,395
D50	ELECTRICAL	
D5000	Electrical	\$ 141,500
E10	EQUIPMENT	
E1010	Equipment	\$ 26,500

E20	FIXED FURNISHINGS		
E2010	Fixed Furnishings	\$	40,705
F10	SPECIAL CONSTRUCTION		
F1010	Special Structure	\$	-
F1020	Special Construction	\$	-
F20	SELECTIVE BUILDING DEMOLITION		
F2010	Building Elements Demolition	\$	-
Sub-Total Direct Cost			
General Conditions/General Requirements		7.00%	
Sub-Total			
Estimating / Design Contingency		7.50%	
Sub-Total			
Insurance & Bonds		1.58%	
General Contractor's Overhead and Profit		3.00%	
Sub-Total			
Escalation: June 2024		9.68%	
TOTAL CONSTRUCTION COST			

GROSS FLOOR AREA: 2,830 SF

96,251.00

DATE: September 30, 2022

GROUP TOTAL		COST PER SF	
\$	178,237	\$	62.98
	\$	62.98	
	\$	-	
	\$	-	
\$	-	\$	-
	\$	-	
	\$	-	
\$	144,023	\$	50.89
	\$	50.89	
\$	284,158	\$	100.41
	\$	85.47	
	\$	11.06	
	\$	3.89	
\$	73,464	\$	25.96
	\$	25.96	
\$	97,516	\$	34.46
	\$	14.33	
	\$	15.01	
	\$	5.12	
\$	-	\$	-
	\$	-	
\$	61,975	\$	21.90
	\$	7.85	
	\$	7.66	
	\$	6.39	
\$	-	\$	-
	\$	-	
\$	70,750	\$	25.00
	\$	25.00	
\$	127,350	\$	45.00
	\$	45.00	
\$	18,395	\$	6.50
	\$	6.50	
\$	141,500	\$	50.00
	\$	50.00	
\$	26,500	\$	9.36
	\$	9.36	

\$	40,705	\$	14.38
	\$	14.38	
\$	-	\$	-

\$	-	\$	-
\$	1,264,573	\$	446.85
\$	88,520	\$	31.28
\$	1,353,093	\$	478.12
\$	101,482	\$	35.86
\$	1,454,575	\$	513.98
\$	22,982	\$	8.12
\$	43,637	\$	15.42
\$	1,521,195	\$	537.52
\$	147,326	\$	52.06
\$	1,668,521	\$	589.58

1,668,521.1886

1.319

ORTING SCHOOL DISTRICT
 ORTING ELEMENTARY SCHOOL
 ORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 PRESCHOOL ALTERNATE - BUILDING

Gross Floor Area:

Date:

ITEM DESCRIPTION		QUANTITY	UNIT
A10	FOUNDATIONS		
A1010	<u>Standard Foundation</u>		
	A1011 Foundations		
	Reinforced mat footings		
	Excavate for mat footings	98	CY
	Backfill, assume imported fill	15	CY
	Disposal of excavated material off-site within 8 miles, assumed a 33% swell factor	130	CY
	Fine grade bottom of footing	2,830	SF
	Formwork to foundations - sides	418	SF
	Reinforcing steel in foundations	12,454	LB
	Concrete, 4,000 psi	418	CY
	Finish to top of footing	2,830	SF
	Reinforced concrete grade beam		
	Excavate for continuous footings	59	CY
	Backfill, assume imported fill	46	CY
	Disposal of excavated material off-site within 8 miles, assumed a 33% swell factor	78	CY
	Fine grade bottom of footing	170	SF
	Formwork to foundations - sides	348	SF
	Reinforcing steel in foundations	1,983	LB
	Concrete, 4,000 psi	13	CY
	Finish to top of footing	170	SF
	A1013 Perimeter drainage and insulation		
	Perimeter drain pipe and rock	88	LF
	Perimeter insulation	176	SF
	Miscellaneous		
	Waterproofing at stem walls	176	SF
	Hold downs & anchor bolts	1	ALLOW
Total For Standard Foundations			
A1020	<u>Special Foundation</u>		
	No work anticipated		
Total For Special Foundations			

A1030 Slab on Grade

No work anticipated

Total For Slab on Grade

A20 BASEMENT CONSTRUCTION**A2010 Basement Excavation**

No work anticipated

Total For Basement Excavation

A2010 Basement Walls

No work anticipated

Total For Basement Walls

B1010 Floor & Roof Construction

B1020 Roof construction

Built up posts, allow	1	LS
Glulam beams	6,237	BM
24" RED-W @ 32" oc	2,643	SF
Headers	1	LS
Misc strapping	1	LS
Post & beam caps/hangers	1	LS
Blocking at fall protection	5	EA
Plywood sheathing, 5/8" thick	3,376	SF
2x T&G decking	733	SF
Misc headers and framing	1	LS
Misc structural steel	1,688	LBS

Total For Floor & Roof Construction

B20 EXTERIOR CLOSURE**B2010 Exterior Walls**

B2011 Exterior wall construction

Brick veneer-4x4x8	1,908	SF
Brick veneer-4x8x8	195	SF
Precast band, 12", (1,629 lf, 1,629 sf)	152	SF
Structural lintels-allow	72	LF
Wood stud framing-8", 24" O.C.	2,103	SF
Frame rough openings- HM doors, glazed areas, louvers	376	SF
2" spray foam	2,103	SF
1" mineral wool, R-4.3	2,103	SF
Batt insulation, R-21	2,103	SF
WRB/AB	2,103	SF

Vapor barrier	2,103	SF
Plywood sheathing, 1/2" thick	2,103	SF
Plywood added at shear wall	631	SF
Gypsum board, 5/8"	2,103	SF
Seal brick	2,103	SF
Anti-graffiti coatings	1	LS
B2012 Parapets		
Parapet walls		
Furring strips, blocking , sheathing, vapor retarder, cover board and roofing membrane	304	SF
Metal coping/caps	152	LF
B2013 Exterior louvers, screens and fencing		
Louvers	432	SF
B2014 Exterior sun control devices		
Sunscreens		
B2016 Exterior soffits		
Building overhangs,-acetylated wood, insulation		SF
Roof overhangs, stained structure		SF
Caulking, sealants and firestopping		
Caulking, sealants and firestopping, misc trim	2,815	GFA

Total For Exterior Walls

B2020 Exterior Windows

B2021 Windows		
Fiberglass windows-cascadia fiberglass windows	260	SF
B2023 Storefronts		
Storefront	116	SF

Total For Exterior Windows

B2030 Exterior Doors

B 2030 Exterior Doors		
Aluminum doors		
Single		
Glazed		
3'-0" x 7'-0"		
3'-2" x 7'-0"	1	EA
Double	1	EA
Specialty hardware	1	LS

Total For Exterior Doors

B30 ROOFING**B3010 Roof Covering**

B3011 Roof finishes

3-ply sbs torch down membrane, 1/4" coverboard, r-38
polyiso insulation, vapor barrier/temp roof, R-1

2,642 SF

B3012 Traffic toppings and paving membranes

Walkway pads - allow

LS

B3014 Flashings and trim

Sheet metal flashings and trim

1 LS

B3016 Gutters and downspouts

B3021 Glazed roof openings

Unit skylight 4'x8'

EA

Glazing at custom structural aluminum roof monitors-sides,
tops (structure in roof structure division)

SF

B3022 Roof hatches

Roof access hatch 30" x 42"- allow

EA

Miscellaneous

Rough carpentry

1 LS

Roof ladders and other accessories

EA

Fall restraint anchors

4 EA

Total For Roofing**C10 INTERIOR CONSTRUCTION****C1010 Partitions**

C1011 Fixed partitions

Wood stud framing

4" stud, 16" O.C.

1,095 SF

6" stud, 16" O.C.

1,085 SF

Frame rough openings, doors, glazing areas

248 SF

GWB, 5/8" Type 'X', taped and finished

4,360 SF

Batt insulation-allow

1,308 SF

Interior shear plywood

385 SF

C1013 Retractable partitions

C1016 Interior balustrades and screens

C1017 Interior windows and storefronts

Interior storefront, including vestibules

SF

Interior HM reites

SF

Miscellaneous

Blocking and backing	1	LS
Window sills and trim	1	LS

Total For Interior Partitions

C1020 Interior Doors

C1021 Interior doors		
Double		
Glazed		
6'-10" x 7'-0"	2	EA
Solid core wood doors		
Single		
Flush		
3'-0" x 7'-0"-allow	6	EA
Specialty hardware	1	LS
C1025 Interior door sidelights and transoms		
Sidelights at doors, 1'-10" wide	2	EA

Total For Interior Doors

C1030 Specialties

C1035 Identifying devices		
Code signage	2,830	SF
Wayfinding and room identification signage	2,830	SF
C1037 General fittings and misc. metals		
Miscellaneous metals, allow 0.3#/SF	849	LB
Fire extinguisher cabinets	1	EA
Cornerguards	2	EA
Mirrors		
1'-6" x 2'-6"	4	EA
Restroom accessories		
Grab bars at restrooms	4	SET
Toilet paper dispenser (FIOC)	4	EA
Soap dispenser (FIOC)	4	EA
Toilet seat cover dispenser (FIOC)	4	EA
Sanitary napkin receptacle (FIOC)	4	EA
Paper towel dispenser (FIOC)	4	EA
Coat Hooks	4	EA
Tackboards		
8'-0" x 4'-0"	4	EA
Markerboards		
8'-0" x 4'-0"	4	EA

Total For Fittings and Specialty Items

C20 STAIRS

C2010 Stair Construction

No work anticipated

Total For Stair Construction

C30 INTERIOR FINISHES**C3010 Wall Finishes**

C3012 Wall finishes to interior walls

Interior painting	2,830	GFA
Ceramic tile	632	SF
FRP	270	SF

Total For Wall Finishes**C3020 Floor Finishes**

C3024 Flooring

Carpet	1,817	SF
Ceramic tile	130	SF
Kitchen sheet vinyl	120	SF
Resilient flooring	763	SF

C3026 Bases, curbs and trim

Rubber base, 4"	445	LF
Ceramic tile base	79	LF

Total For Floor Finishes**C3030 Ceiling Finishes**

C3031 Ceiling finishes

Suspended acoustical ceiling, 2'-0" x 4'-0"	2,428	SF
Gypsum board ceiling ceiling	135	SF

Total For Ceiling Finishes**D10 VERTICAL TRANSPORTATION****D1010 Elevator & Lift**

No work anticipated

Total For Elevator & Lifts**D20 PLUMBING****D2010 Plumbing**

D 2010 Plumbing Fixtures	2,830	GFA
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Total For Plumbing**D30 HVAC****D3010 HVAC**

D3010 HVAC	2,830	GFA
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Total For HVAC			
D40	FIRE PROTECTION		
D4010	<u>Fire Protection</u>		
	D4010 Fire Protection		
	Fire Sprinkler System	2,830	SF
Total For Fire Sprinkler System			
D50	ELECTRICAL		
D5000	<u>Electrical</u>		
	D5000 Electrical Systems	2,830	SF
Total For Electrical			
E10	EQUIPMENT		
E1010	<u>Equipment</u>		
	E1093 Food service equipment		
	Kitchentte food service equipment	1	LS
	Miscellaneous		
	OFCI items, allowance	1	LS
Total For Equipment			
E20	FIXED FURNISHINGS		
E2010	<u>Fixed Furnishing</u>		
	E2012 Fixed casework		
	Preschool		
	Casework Allowance	2,830.00	SF
	E2013 Blinds and other window treatments		
	Roller Shades, Allowance	1	LS
Total For Fixed Furnishings			
F10	SPECIAL STRUCTURES		
F1010	<u>Special Structure</u>		
	No work anticipated		
Total For Special Structure			
F1020	<u>Special Construction</u>		
	No work anticipated		
Total For Special Construction			

F20 SELECTIVE BUILDING DEMOLITION

F2010 Building Elements Demolition

No work anticipated

Demolition

2,830 SF
September 30, 2022

UNIT COST	TOTALS
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	0
44.50	4361
54.50	817.5
26.40	3440.976
1.20	3396
13.25	5538.5
1.59	19801.86
260.00	108680
1.10	3113

	0
49.50	2920.5
54.50	2507

26.40	2071.608
1.20	204
13.25	4611
1.59	3152.97
275.00	3575
1.10	187

0.00	
0.00	
27.50	2420
5.80	1020.8
0.00	
0.00	
10.90	1918.4
4,500.00	4500
0.00	0

0.00	178,237
------	---------

0.00

0.00

0.00

0.00 N/A

0.00

0.00	0
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0.00

1.10	2313.3		1.11
3.45	7255.35	3.11	3.48
3.45	2178.33		3.48
4.10	8622.3		4.14
2.65	5572.95		2.68
2,600.00	2600		2626.00
	0		
0.00	0		
0.00	0		
28.45	8648.8		
40.00	6080		
0.00	0		
0.00	0		
74.45	32162.4		
0.00	0		
0.00	0		
	N/A		
	0		
0.00	0		
60.00	N/A		
3.05	N/A		
0.00	0		
0.00	0		
1.75	4926.25		
0.00	0		
0.00	241,866		
0.00			
0.00			
0.00			
80.80	21008		
	0		
0.00	0		
88.65	10283.4		
0.00	0		
0.00	31,291		
0.00			
0.00			
0.00			
0.00			
	0		
	0		
	0		
4,700.00	4700		
4,800.00	4800		
1,500.00	1500		
0.00	11,000		

0.00	
0.00	
0.00	
0.00	
0.00	0
24.65	65125.3
0.00	0
	N/A
0.00	0
0.00	0
1,717.30	1717.3
	0
0.00	N/A
	0
0.00	0
4,000.00	N/A
105.00	N/A
	0
0.00	0
3,285.00	N/A
0.00	0
0.00	0
1,981.50	1981.5
2,750.00	N/A
1,160.00	4640
0.00	
0.00	73,464
0.00	
0.00	
0.00	
0.00	0
	0
5.62	6,154
7.15	7,758
10.35	2,567
4.10	17,876
1.61	2,106
3.45	1,328
	0
	N/A
	0
	N/A
	0
	0
88.65	N/A
74.15	N/A
	0
0.00	0

0.00
0.00

0.00
0.00

1,210.00	1210
1,548.00	1548
	0
0.00	40,547
0.00	
0.00	
0.00	0
0.00	0
	0
	0
9,050.00	18100
0.00	0
0.00	0
0.00	0
2,550.00	15300
1,500.00	1500
0.00	0
790.00	1580
0.00	42,480
0.00	
0.00	
0.00	
0.00	0
0.16	459.52125
0.70	1981
0.00	0
0.00	0
3.45	2929.05
450.00	450
175.00	350
	0
175.00	700
	0
175.00	700
50.00	200
50.00	200
75.00	300
50.00	200
75.00	300
55.00	220
	0
650.00	2600
	0
725.00	2900
0.00	14,490
0.00	
0.00	
0.00	
0.00	0
0.00	N/A
0.00	0

0.00

46.67

0.00	
0.00	
0.00	
0.00	0
0.00	0
2.00	5660
22.50	14220
8.65	2335.5

0.00	22,216
0.00	
0.00	
0.00	
0.00	0
5.50	9,994
22.50	2,925
7.50	900
5.95	4,540
0.00	0
0.00	0
3.30	1468.5
23.50	1856.5
	0

0.00	21,683
0.00	
0.00	
0.00	0
0.00	0
6.75	16,389
12.50	1,688

0.00	18,077
0.00	
0.00	
0.00	
0.00	N/A
	0
0.00	0
0.00	
0.00	0
0.00	0
25.00	70,750
	0
0.00	70,750
0.00	
0.00	
0.00	0
0.00	0
45.00	127,350

#REF!
#REF!

#REF!

2.05
23.06
8.87

3300.00

5.64
23.06
7.69
6.10
0.00
0.00
3.38
24.09
0.00

0.00
6.92
12.81

0.00	127,350
0.00	
0.00	
0.00	
0.00	
6.50	18,395
0.00	
0.00	18,395
0.00	
0.00	
0.00	
0.00	0
50.00	141,500
0.00	141,500
0.00	
0.00	
0.00	0
0.00	
0.00	0
25,000.00	25000
0.00	0
0.00	0
1,500.00	1500
0.00	
0.00	26,500
0.00	
0.00	
0.00	0
0.00	0
13.50	38205
0.00	0
2,500.00	2500
0.00	40,705
0.00	
0.00	
0.00	
0.00	N/A
0.00	0
0.00	0
0.00	
0.00	
0.00	
0.00	N/A
0.00	0
0.00	0

128250.00

2102347.75

0.00

0.00
0.00
0.00

N/A

0.00	0
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check	1,264,573
	April 12, 5362

15.19

0.59
1.56

100.00
3.13
4.17
0.00

2.50 0.66 3 4.10

0.00

8.17	9.80
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5.39	15.18
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**ORTING SCHOOL DISTRICT
ORTING ELEMENTARY SCHOOL
ORTING, WA
SCHEMATIC DESIGN ESTIMATE
ALTERNATE**

Date:

ITEM DESCRIPTION	QUANTITY	UNIT
PRE-SCHOOL SITEWORK		
321313 - CONCRETE PAVING		
Pedestrian Concrete Paving (not incl. ROW, service yard)	1,382	SF
321600 - CURBS AND WALKS		
Flush Concrete Curbing at Play Equipment Areas	133	LF
323113 - CHAIN LINK FENCE AND GATES		
Chain Link Fence 6' Ht.	167	LF
Chain Link Gate 6' Ht. - 5' Sgl Swing	1	EA
334000 - SUBSURFACE DRAINAGE		
Soft Surface Play Areas Subdrainage	1	LS
323000 - SITE IMPROVEMENTS		
Play Area Soft Surfacing (Rubber Tiles)	1,854	SF
Play Equipment 2-5 (Allowance)	1	LS
Play Striping (Allowance)	1	LS
Landscape Boulders	11	EA
Gravel Surfacing at Outdoor Classroom (6" Depth)	21	CY
328000 - IRRIGATION		
2" Mainline	300	LF
Sleeving (Allowance)	1	LS
Quick Couplers and Valves (Allowance)	1	LS
Lateral Lines and Spray Heads	6,276	SF
329000 - PLANTING AND SEEDING		
Finish Grading	6,276	SF
Import/Place Lawn Topsoil (8" x1.2)	20	CY
Import/Place Shrub Topsoil (8" x1.2)	167	CY
Import/Place Mulch (3" depth, x1.2)	70	CY
Lawn Seed Mix	657	SF
Shrubs / Accents / Groundcover	5,619	SF
Deciduous Multi-stemmed Trees	9	EA
Extended Maintenance - 1 year	1	LS
Sub-Total		
General Conditions/General Requirements	7.00%	
Sub-Total		
Estimating / Design Contingency	7.50%	
Sub-Total		
Insurance & Bonds	1.58%	
General Contractor's Overhead and Profit	3.00%	
Sub-Total		
Escalation: June 2024	9.68%	
Total Construction Cost		

September 30, 2022

UNIT COST	TOTALS
7.50	10,365
	-
25.00	3,325
	-
35.00	5,845
2,000.00	2,000
	-
10,000.00	10,000
	-
16.00	29,664
75,000.00	75,000
5,000.00	5,000
500.00	5,500
40.00	840
	-
8.00	2,400
1,000.00	1,000
2,000.00	2,000
1.00	6,276
	-
0.20	1,255
45.00	900
45.00	7,515
30.00	2,100
0.20	131
3.00	16,857
400.00	3,600
5,000.00	5,000
0.00	196,574
	13760.152
0.00	210,334
	15775.0314
0.00	226,109
	3572.518778
	6783.263502
0.00	236,465
	22901.3917
0.00	259,366

259365.96

PORTING SCHOOL DISTRICT
 PORTING ELEMENTARY SCHOOL
 PORTING, WA
 SCHEMATIC DESIGN ESTIMATE
 ALTERNATE

Date:

	ITEM DESCRIPTION	QUANTITY	UNIT
G10	SITE PREPARATION		
G1010	<u>Site Clearing</u>		
	Alt 2. Field Lighting		
	Sports Field Lighting & Control		
	Raceway Provisions - Includes vaults	1,500	LF
	Wiring Provisions	1,750	LF
	Field Lighting - Musco includes Base, Pole, Lights, Controls, Branch Conduit and Wire		
	Football Field 30FC - LED	1	LS
	Direct Cost		
	General Conditions/General Requirements		7.00%
	Sub-Total		
	Estimating / Design Contingency		6.50%
	Sub-Total		
	Insurance & Bonds		1.58%
	General Contractor's Overhead and Profit		3.00%
	Sub-Total		
	Escalation		9.68%
	ON COST		

September 30, 2022

UNIT COST	TOTALS
6.90	10,350
11.50	20,125
299,000.00	299,000
	\$ 329,475
	\$ 23,063
	\$ 352,538
	\$ 22,915
	\$ 375,453
	\$ 5,932
	\$ 11,264
	\$ 392,649
	\$ 38,008
	\$ 430,657

ORTING SCHOOL DISTRICT

Ptarmigan Ridge Elementary Addition

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

Estimate Dated 10/7/2022

New Addition (8 classrooms) 200 students	sf	\$ 440	\$ 5,808,000
New Gymnasium	sf	\$ 440	\$ 2,772,000
Kitchen Expansion	sf	\$ 550	\$ 275,000
Minor Kitchen Remodel & New Equip	ls	\$ 125,000	\$ 125,000
Pier Foundation Premium	sf	\$ 17.25	\$ 517,500
Replace Carpet with New	sf	\$ 10	\$ 450,000
Minimal Remodel / Update Finishes	sf	\$ 40	\$ 1,800,000
Classroom Technology upgrades	ea	\$ 5,000	\$ 150,000
Building Maintenance Allowance	ls	\$ 250,000	\$ 250,000
Sitework Play Improvements	ac	\$ 700,000	\$ 1,400,000
Frontage Improvements / Utility	ls	\$ 250,000	\$ 250,000

SUB-TOTAL (2022 dollars)	\$ 1,045.27	\$ 13,797,500
Escalation to Construction Start Date - June 2024	9.69%	\$ 1,337,668
TOTAL CONSTRUCTION BID COST	\$ 1,146.60	\$ 15,135,168

Change Order Contingency	9.00%	\$ 1,362,165
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Subtotal Construction Cost		\$ 16,497,333
Sales Tax on Construction Cost	9.40%	\$ 1,550,749

Total Construction Cost		\$ 18,048,082
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Project Development (Soft) Costs	25.58%	\$ 4,616,061
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TOTAL PROJECT COST	49.74%	\$ 22,664,143
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PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 227,028
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 1,816,220
OWNER CONSULTANTS	2.0%	\$ 302,703
BUILDERS RISK INSURANCE	0.8%	\$ 135,361
CONSTRUCTION MANAGEMENT	3.5%	\$ 529,731
PERMITS	1.5%	\$ 270,721
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 36,096
FURNISHINGS & EQUIPMENT	5.0%	\$ 756,758
PROJECT CONTINGENCY	3.0%	\$ 541,442
		\$ 4,616,061

ORTING SCHOOL DISTRICT

Ptarmigan Ridge Elementary Addition

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

Estimate Dated 10/7/2022, Updated 10/27/22

New Addition (8 classrooms) 200 students	13,200 sf	\$ 430	\$ 5,676,000
New Gymnasium	6,300 sf	\$ 430	\$ 2,709,000
Kitchen Expansion	500 sf	\$ 550	\$ 275,000
Minor Kitchen Remodel & New Equip	1 ls	\$ 125,000	\$ 125,000
Pier Foundation Premium	30,000 sf	\$ 20.00	\$ 600,000
Replace Carpet with New	35,000 sf	\$ 10	\$ 350,000
Minimal Remodel / Update Finishes	45,000 sf	\$ 25	\$ 1,125,000
Classroom Technology upgrades	26 ea	\$ 5,000	\$ 130,000
Building Maintenance Allowance	1.00 ls	\$ 250,000	\$ 250,000
Sitework Play Improvements	2.00 ac	\$ 650,000	\$ 1,300,000
Frontage Improvements / Utility	1.00 ls	\$ 250,000	\$ 250,000
SUB-TOTAL (2022 dollars)		\$ 968.94	\$ 12,790,000
Escalation to Construction Start Date - June 2024		10.21%	\$ 1,305,859
TOTAL CONSTRUCTION BID COST		\$ 1,067.87	\$ 14,095,859
Change Order Contingency		8.00%	\$ 1,127,669
Subtotal Construction Cost			\$ 15,223,528
Sales Tax on Construction Cost		9.40%	\$ 1,431,012
Total Construction Cost			\$ 16,654,539
Project Development (Soft) Costs		27.88%	\$ 4,643,075
TOTAL PROJECT COST	51.09%	\$ 1,613.46	\$ 21,297,614

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 211,438
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 1,691,503
OWNER CONSULTANTS	3.0%	\$ 422,876
BUILDERS RISK INSURANCE	0.8%	\$ 124,909
CONSTRUCTION MANAGEMENT	3.5%	\$ 493,355
PERMITS	1.5%	\$ 249,818
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 33,309
FURNISHINGS & EQUIPMENT	6.5%	\$ 916,231
PROJECT CONTINGENCY	3.0%	\$ 499,636
		\$ 4,643,075