

Bond Task Force

April 22, 2025

Orting School District

NAC



AGENDA

Project Prioritization

Recommendations to Board

Next Steps

Bond Financing Summary

Maximum Bonding Capacity **\$186M**

\$100M Bond Tax Rate **\$0.91 / 1000 assessed value**

\$125M Bond Tax Rate **\$1.14 / 1000 assessed value**

\$150M Bond Tax Rate **\$1.37 / 1000 assessed value**

\$186M Bond Tax Rate **\$1.70 / 1000 assessed value**

Possible Projects

New Orting Elementary School

\$100M

PTR Addition (Gym/Kitchen Only)

\$7.5M

PTR Addition (Gym/Kitchen/8 Classrooms)

\$21M

Safety / Security / Health Upgrades

\$6.7M

High School Addition (*Option A*)

\$25.5M

- CTE/Science Additions, CTE renovations – similar to last bond

High School Addition (*Option B*)

\$56M

- CTE/Science + Gym + Wrestling – similar to first bond

High School Addition (*Option C*)

\$66.2M

- CTE/Science + Gym + Wrestling + 8 Classrooms

High School Complete Replacement

\$265M

- 1600 students

Prioritization

**Previous Small Group
Prioritization Work**

Standard of Care

Maintain appropriate class sizes

Safety, Health, Security equivalent at all schools

Equitable learning environments

Access to specialists with appropriate dedicated space

Dedicated space for electives like art

Cafeteria and Gym as separate spaces to provide PE

Standard of Care Discussion

K-3 state funds for lower class sizes
Maintain class sizes - more classrooms = more classes
we can pass levy for staffing??

[Equitable(?) learning environments]
[emphasis]

✓ Improvements to food service

Safety, health, security (?)

* Bring up to code

* PE is required!!

✓ CTE labs / space are not career ready

Standard of Care

- Safety, Security, Health
- Class Size (Avg. 25)
- Separate PE & Cafeteria space
 - Dedicated elective space / Specialist (music, art, Health etc.)
- Separated STEM space
 - Current concurrent classes happening

★ Pride in our District

Not focus on:

- Dedicated spaces for electives
- Cafeteria + gym as separate

Nothing to add

Standard of Care (with modifications)

Maintain appropriate class sizes

Safety, Health, Security equivalent at all schools

Similar quality learning environments at each school

Access to specialists with appropriate dedicated space

Dedicated space for electives like art and STEM

Cafeteria and Gym as separate spaces to provide PE

Generate Pride in our District

Possible Projects

New Orting Elementary School	\$100M
PTR Addition (Gym/Kitchen Only)	\$7.5M
PTR Addition (Gym/Kitchen/8 Classrooms)	\$21M
Safety / Security / Health Upgrades	\$6.7M
High School Addition (<i>Option A</i>)	\$25.5M
• CTE/Science Additions, CTE renovations – similar to last bond	
High School Addition (<i>Option B</i>)	\$56M
• CTE/Science + Gym + Wrestling – similar to first bond	
High School Addition (<i>Option C</i>)	\$66.2M
• CTE/Science + Gym + Wrestling + 8 Classrooms	
High School Complete Replacement	\$265M
• 1600 students	

1

2

3

GROUP 3 1
CULINARY LAB REMODEL

GROUP 3 1
NEW ENGINEERING/MAKER-SPACE

GROUP 3 1
NEW SCIENCE LABS - OHS

GROUP 3 1
AGRI-SCIENCE LAB REMODEL

GROUP 3 1
OHS NEW CLASSROOMS

GROUP 1 1
OHS NEW CLASSROOMS

GROUP 3 1
PTR & OMS SECURITY + LOCK-DOWN

GROUP 3 1
New Elem! School

GROUP 3 1
PTR CLASSROOM ADD.

GROUP 1 1
PTR CLASSROOM ADD.

GROUP 1 1
PTR & OMS SECURITY + LOCK-DOWN

GROUP 2 1
New elementary School

GROUP 1 1
New K-S elementary

GROUP 3 2
Community Space
- Health/Fitness
Anatomy Sports Med
NEW GYM facility
OHS

GROUP 3 2
Community Gym
NEW WRESTLING ROOM - OHS

GROUP 3 2
Community Space
PTR NEW GYM

GROUP 1 2
AGRI-SCIENCE LAB REMODEL

GROUP 1 2
NEW ENGINEERING/MAKER-SPACE

GROUP 1 2
NEW GYM OHS

GROUP 1 2
NEW SCIENCE LABS - OHS

GROUP 1 2
CULINARY LAB REMODEL

GROUP 2 2
NEW SCIENCE LABS - OHS

GROUP 2 2
NEW ENGINEERING/MAKER-SPACE

GROUP 2 2
NEW WRESTLING ROOM - OHS

GROUP 2 2
CULINARY LAB REMODEL

GROUP 2 2
OHS NEW CLASSROOMS

GROUP 2 2
AGRI-SCIENCE LAB REMODEL

GROUP 2 2
NEW GYM OHS

GROUP 3 3
PTR & OMS ADD A.C.

GROUP 3 3
PTR BUS IMPROVEMENTS

GROUP 3 3
PTR PLAYGROUND IMPROVEMENTS

GROUP 1 3
PTR BUS IMPROVEMENTS

GROUP 1 3
NEW WRESTLING ROOM - OHS

GROUP 2 3
PTR PLAYGROUND IMPROVEMENTS

GROUP 2 3
PTR NEW GYM

GROUP 2 3
PTR BUS IMPROVEMENTS

GROUP 2 3
PTR BUS IMPROVEMENTS

GROUP 2 3
PTR CLASSROOM ADD.

GROUP 2 3
PTR & OMS SECURITY + LOCK-DOWN

GROUP 2 3
PTR & OMS ADD A.C.

Priority 1 Projects Only

Group 1

New Elementary	\$100M
PTR (Classrooms)	\$14M
OHS Classrooms	\$15M
Safety/Security/Health	\$7M
Total	\$136M

Group 2

New Elementary	\$100M
Total	\$100M

Group 3

New Elementary	\$100M
OHS (CTE + Classrooms)	\$40M
PTR (Classrooms)	\$14M
Safety/Security/Health	\$7M
Total	\$157M

Priority 1 & 2 Projects Only

Group 1

New Elementary	\$100M
PTR (Classrooms + Gym)	\$21M
OHS (CTE + Gym + Classrooms)	\$66M
Safety/Security/Health	\$7M
Total	\$194M

Group 2

New Elementary	\$100M
OHS (CTE + Gym + Classrooms)	\$66M
Total	\$166M

Group 3

New Elementary	\$100M
OHS (CTE + Gym + Classrooms)	\$66M
PTR (Classrooms + Gym)	\$21M
Safety/Security, (no AC)	\$1M
Total	\$188M

Next Steps

May 1: School Board Workshop

Reference Slides
from previous meetings

New OES



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	92,070 sf	\$ 494	\$ 45,459,802
620 students			
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			\$ (1,192,705)
move Bus Entry Vestibule into hall			
	-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	
			\$ 20,124,210

This image shows an aerial view of a school building with a detailed floor plan overlay. The plan is color-coded to distinguish different functional areas:

- Orange:** GYM (Gymnasium)
- Green:** KITCHEN
- Blue:** CLASSROOM, CLASS COMMONS, and other instructional spaces.
- Yellow:** A central corridor or common area.
- White/Unlabeled:** Administrative offices, resource rooms, and specialized areas.

The floor plan includes numerous room labels and numbers, such as:

- Classrooms:** 306, 304, 300, 305, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- Commons:** 314, 414, 514.
- Specialized Rooms:** 101 ENTRY, 102 JAN, 103 PE STOR, 104 TABLE STOR, 105 PE STOR, 106 PE STOR, 107 GYMNASIUM, 108 PE STOR, 109 PE STOR, 110 PE STOR, 111 PE STOR, 112 PE STOR, 113 PE STOR, 114 PE STOR, 115 PE STOR, 116 PE STOR, 117 PE STOR, 118 PE STOR, 119 PE STOR, 120 PE STOR, 121 PE STOR, 122 PE STOR, 123 PE STOR, 124 PE STOR, 125 PE STOR, 126 PE STOR, 127 PE STOR, 128 PE STOR, 129 PE STOR, 130 PE STOR, 131 PE STOR, 132 PE STOR, 133 PE STOR, 134 PE STOR, 135 PE STOR, 136 PE STOR, 137 PE STOR, 138 PE STOR, 139 PE STOR, 140 PE STOR, 141 PE STOR, 142 PE STOR, 143 PE STOR, 144 PE STOR, 1

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
Subtotal Construction Cost			\$ 5,314,851
Sales Tax on Construction Cost		9.50%	\$ 504,911
Total Construction Cost			\$ 5,819,761
Project Development (Soft) Costs		28.91%	\$ 1,682,460
TOTAL PROJECT COST	53.86%	\$ 1,190.83	\$ 7,502,221

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
PROJECT CONTINGENCY	3.0%	\$ 174,593
		\$ 1,682,460

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

B

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
Subtotal Construction Cost			\$ 14,942,699
Sales Tax on Construction Cost		9.50%	\$ 1,419,556
Total Construction Cost			\$ 16,362,256
Project Development (Soft) Costs		28.91%	\$ 4,730,234
TOTAL PROJECT COST	53.86%	\$ 1,054.62	\$ 21,092,490

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

High School



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

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	\$ -	\$ -	
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

High School

C

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	\$ -	\$	-
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
			\$ 13,089,591