

Board Work Session Bond Task Force Overview

May 1, 2025

Orting School District

NAC



AGENDA

Brief Bond Task Force Overview

Task Force Recommendations

Discussion

Study and Survey

Orting School District - Building Condition Assessments			
Site	Building	Built	Scoring
Orting Primary School	Covered Play	1987	74.69%
	ECEAP Building	1961	53.34%
	Main Building	1968, 1977, 1988	59.63%
Ptarmigan Ridge Intermediate	Covered Play	2002	75.97%
	Gym Building	2000	79.72%
	Main Building	2000	84.85%
Orting Middle School	Carbon Wing	2008	87.96%
	Puyallup Wing	2008	90.02%
	Tahoma Wing	2008	89.38%
	Nisqually Wing	2008	90.02%
	Cowlitz Wing	2008	90.02%
Orting High School	Main Building	2008	74.65%
	West Wing	2008	75.36%
	Gym Building	2008	77.14%
Rating: Excellent 100% (like new), Good 90% (well maintained), Fair 62% (minor issues), Poor 30% (major Issues)			

100% = Excellent, 90%= Good, 62%=Fair, 30%=Poor

Total student increase by 2034:

Orting Elem – 1,003 student increase

Ptarmigan Ridge Elementary – 195 student increase

Total K-5 student increase – 1,198 students

Total Anticipated K-5 students within District: 2,474

**Assuming an ideal elementary size of 600 students,
by 2034, Orting School District will need
4 elementary schools of 600 students each**

Capacity Analysis

ORTING SCHOOL DISTRICT FACILITY UTILIZATION (AS OF MAY 2024)

ORTING SCHOOL DISTRICT FACILITY UTILIZATION

Site	Portable Classroom	Permanent Capacity	Capacity with Portables	FTE 5/01/24	Under/(Over) Capacity without Portables	Under/(Over) Capacity with Portables
Orting Elementary	10	290	490	528	(238)	(38)
Ptarmigan Elementary	14	460	810	736	(276)	74
Orting Middle School	0	699	699	635	64	64
Orting High School	12	600	881	812	(212)	69
Total	29	2,049	2,880	2,711	(662)	169

Capacity Analysis

Assuming that no permanent or temporary capacity additions or adjustments by the 2029-2030 school year, the District will show facility deficiencies at all grade levels as a result of recent and ongoing growth:

FACILITY CAPACITY THROUGH 2030 (WITH GROWTH ESTIMATES)

	2024-2025	2025-2026	2026-2027	2027-28	2028-29	2029-30
STUDENT CAPACITY WITHOUT PORTABLES	2,049	2,049	2,049	2,299	2,899	2,899
STUDENT CAPACITY WITH PORTABLES	2,980	3,142	3,142	3,504	4,104	4,104
PROJECTED ENROLLMENT	3,041	3,284	3,538	3,713	3,907	4,115
CAPACITY RESERVE (DEFICIENCY) W/O PORTABLES	(992)	(1,235)	(1,489)	(1,414)	(1,008)	(1,216)
CAPACITY RESERVE (DEFICIENCY) WITH PORTABLES	(61)	(142)	(396)	(209)	197	(11)

Permanent Capacity - New Projects (Based on the last bond)

New Orting Elementary	600 – 700 Capacity
PTR Gym Addition	no added capacity
High School Addition	140 added capacity

Permanent Capacity - After Project Completion (Based on the last bond)

New Orting Elementary	600 – 700 Capacity
PTR Gym Addition	460 Capacity (no change)
Elementary Capacity Total	1,060 – 1,160 Capacity
High School Addition	600 (existing) + 140 (new) = 740 + use of existing OES building (290) 740 (high school buildings) + 290 (OES) = 1,030

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 (<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	

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 optimal class sizes

Safety, Health, Security equivalent at all schools

Similar quality learning environments at each school

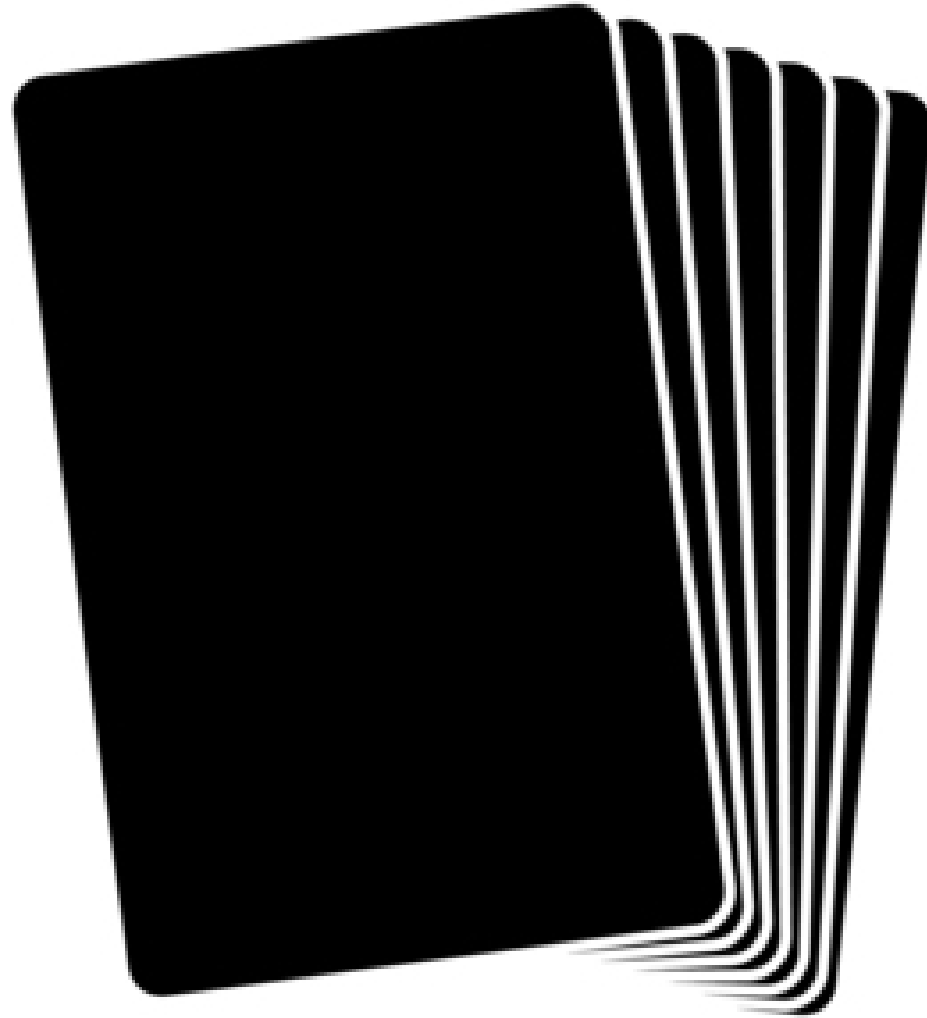
Access to specialists with appropriate dedicated space

Dedicated space for electives like art and STEM

Cafeteria and Gym as separate spaces to provide PE

Generate Pride in our District and Community

Prioritization



1

2

3

GROUP 3 1
CULINARY LAB
REMODEL

GROUP 3 1
PTR & OMS
SECURITY + LOCK-DOWN

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
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 Community Space 2
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 3

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

Group 2

New Elementary	\$100M
Total	\$100M

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

Priorities

\$100M NEW ELEMENTARY ••••• (9)

\$7M PTR - GYM + KITCHEN ••• (3)

\$21M PTR - GYM + KITCHEN + CLASSROOMS ••••• (3)

\$1M SAFETY/SECURITY (PTR + OMS) ••••• (4)

\$6M HEALTH (AC @ PTR + OMS) ••••• (5)

\$26M HIGH SCHOOL (CTE/SCIENCE) ••••• (1)

\$56M HIGH SCHOOL (CTE/SCIENCE + GYM + WRESTLING) ••••• (5)

\$66M HIGH SCHOOL (CTE/SCIENCE + GYM + WRESTLING + CLASSROOMS) ••••• (1)

\$40M HIGH SCHOOL (CTE/SCIENCE + GYM) ••••• (3)

Priorities

GROUP 2

NEW ES
+ HS ATHLETICS + CTE

\$150 - \$155

HIGHEST PRIORITY ONLY

SHARED RECOM'N

\$100M NEW ELEMENTARY

\$56M OHS - CTE/SCIENCE, GYM, TRAINING RM (PE/ATHLETICS)

PTR < 5 - NO
4 - YES

LASER FOCUSED

GROUP 3

KEEP STANDARD OF CARE
EVERYWHERE

NEW ELEM

OHS CTE + GYMS

PTR GYM (CR'S OPTIONAL)

SAFETY/SECURITY/HEALTH

\$164 - 188 M

GROUP 1

NEW ELEM

* SAFETY/SECURITY/HEALTH
HS (CTE/SCIENCE)

136?

ATHLETICS

PTR GYM/KITCHEN

\$154 ish

LEVY?

SAFETY/SECURITY/HEALTH

Bond Task Force Recommendation

Include Highest Priority Items Only

Stay Laser Focused on High Priorities

Bond Task Force Recommendation

Top Priority

New Elementary	\$100M
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2nd Priority (but still a high priority)

Orting HS (CTE/Science/Athletics)	\$56M
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Other High Priority (consider part of levy?)

Safety/Security	\$1M
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Mixed Recommendation

PTR Gym/Kitchen Addition	\$7M
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Reference Slides
from previous meetings

Student Enrollment Increase – almost triples by 2034.

Orting ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031	2032	2033	2034
PK	0	0	36	26	26.1	26.3	26.4	26.5	26.6	26.8	26.9	27.0	27.2	27.3
K	94	106	91	92	89.5	95.3	137.9	134.0	145.3	158.5	191.8	197.0	205.1	218.8
1	78	108	98	97	98.2	94.3	129.9	168.0	158.4	172.2	207.5	222.9	222.4	233.9
2	98	94	118	100	109.4	109.3	136.3	169.0	204.7	196.6	234.5	252.9	263.5	266.4
3	88	111	91	117	103.3	111.4	140.1	161.5	188.9	226.6	239.5	259.1	271.8	285.6
4	95	91	119	100	124.0	108.6	146.5	170.2	186.8	217.1	277.6	271.9	286.3	302.7
5	88	108	95	120	107.5	131.1	144.9	178.6	197.7	217.0	270.4	314.3	302.5	320.7
Total Pk-5	541	618	648	652	658.0	676.3	862.0	1,007.8	1,108.4	1,214.8	1,448.2	1,545.1	1,578.8	1,655.4

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034
	77.0	30.0	4.0	6.0	18.3	185.7	145.8	100.6	106.4	233.4	96.9	33.7	76.6
	14.2%	4.9%	0.6%	0.9%	2.8%	27.5%	16.9%	10.0%	9.6%	19.2%	6.7%	2.2%	4.9%

Student Enrollment Increase – 25% growth by 2034.

Ptarmigan Ridge ES														
Grade	Historic Resident Students			Current	Forecasted Resident Students									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029	2031	2032	2033	2034
PK	0	0	23	20	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0
K	99	88	95	86	85.7	93.2	111.1	102.2	111.1	113.5	115.4	118.3	121.6	124.7
1	87	108	91	102	94.0	93.4	104.5	123.5	115.6	121.2	121.6	123.6	127.0	130.3
2	93	92	106	94	105.1	96.9	99.6	111.0	130.9	119.8	123.3	123.6	125.9	129.3
3	82	95	93	115	100.2	111.1	106.2	109.5	122.3	138.9	125.5	129.1	129.8	132.2
4	77	88	99	97	120.2	105.2	119.4	115.0	119.5	128.9	143.4	130.1	134.0	134.8
5	96	91	89	110	108.4	132.7	120.2	135.8	132.5	133.6	141.4	156.8	143.1	147.3
Total Pk-5	534	562	596	624	633.7	652.7	681.3	717.4	752.4	776.5	791.3	802.3	802.3	819.6

Annual Change	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034
	28.0	34.0	28.0	9.7	19.0	28.6	36.1	35.0	24.1	14.8	11.0	0.0	17.3
	5.2%	6.0%	4.7%	1.6%	3.0%	4.4%	5.3%	4.9%	3.2%	1.9%	1.4%	0.0%	2.2%

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	
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• CTE/Science + Gym + Wrestling – similar to first bond	
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• CTE/Science + Gym + Wrestling + 8 Classrooms	
High School Complete Replacement	\$265M
• 1600 students	

Cost Estimating Primer:

Construction Costs

- Building
- Sitework (onsite and offsite)
- Change Orders after bid

Escalation

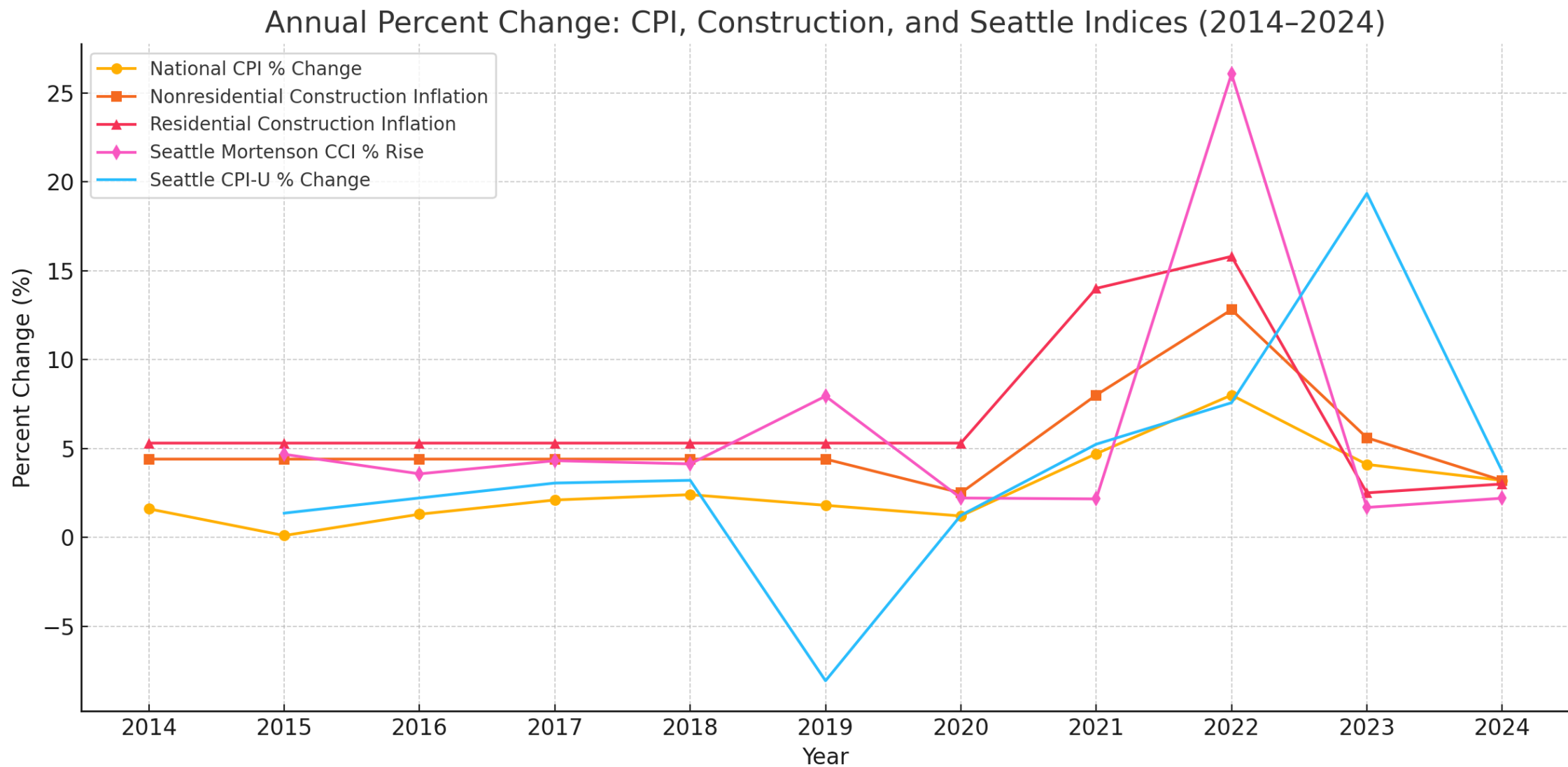
- Inflation Allowance

Sales Tax

Soft Costs

- Design, Construction Management, Construction Inspections
- Permits and Utilities
- Building Furniture and Equipment
- Project Contingency

Escalation



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 displays an aerial view of a school building with a detailed floor plan overlay. The plan is color-coded to represent different functional zones:

- Orange:** Gymnasium (labeled GYM).
- Green:** Kitchen.
- Blue:** Classroom wings.
- Yellow:** Commons and hallway areas.
- White:** Other rooms including restrooms, storage, and specialized areas.

The floor plan includes numerous room labels such as CLASSROOM, GYMNASIUM, KITCHEN, MUSIC PLATFORM, PE OFF, PE STOR, ENTRY, JAN, STOR, HALLWAY, BOYS, GIRLS, OFF, ELEC, IDF, RESOURCE, CLASS COMMONS, and SPECIAL ED. The building is situated on a campus with parking lots and a circular driveway visible in the background.

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

High School Needs:

Capacity

Existing HS Building Area: ~**88,000 sf** + old gym 10,000 = ~**98,000 sf**

Existing HS Building Area to Remain:

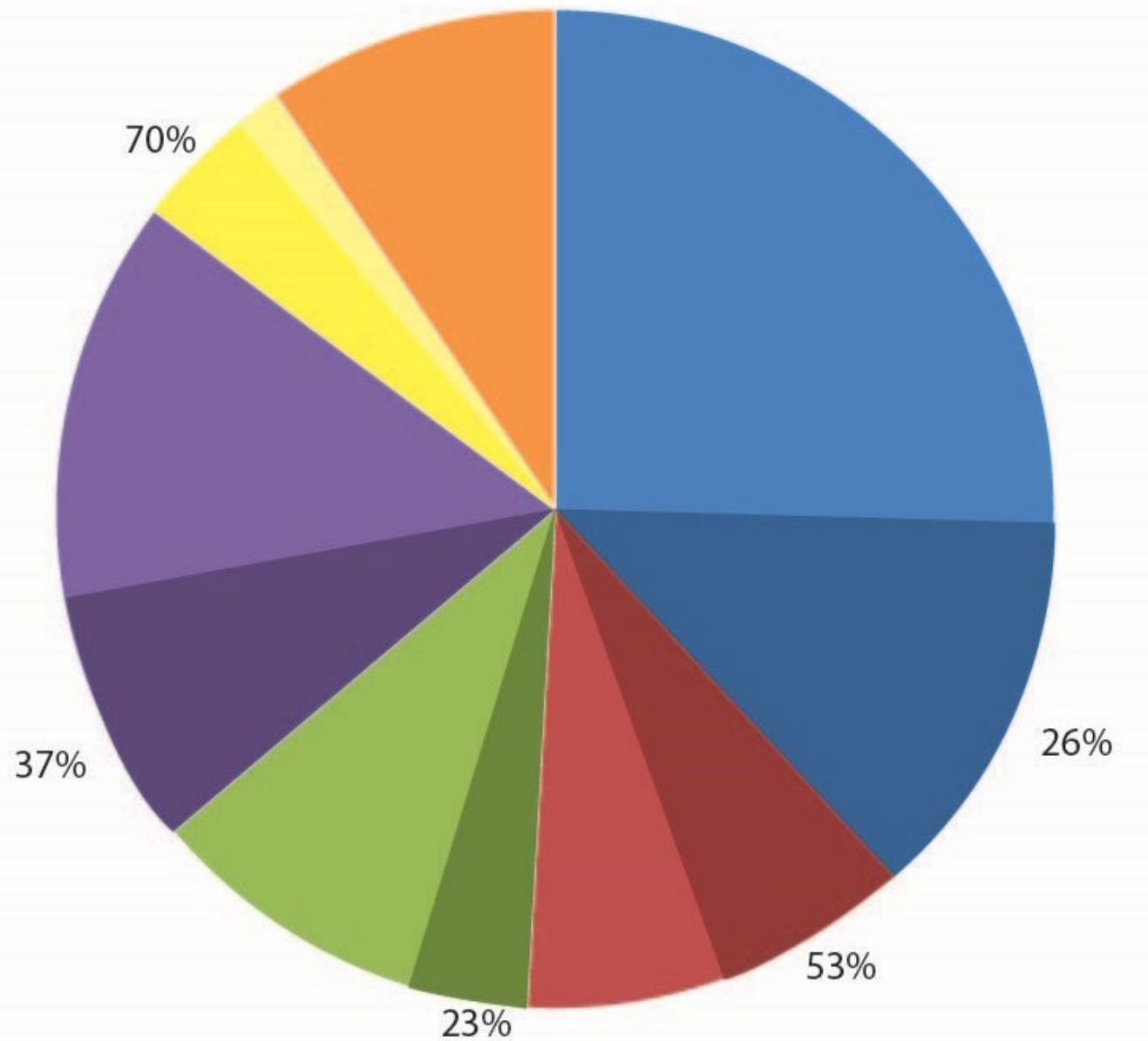
If keep curved HS building: ~77,000 sf

If replace curved HS building: ~45,000 sf

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

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

Total Program Area - Existing and New



- Academic Area + Library
- CTE + Visual Arts
- Administration + Counseling
- Performing Arts
- Physical Education & Athletics
- Student Dining & Food Services

Total Area:

New: ~180,000 – 220,000 sf

Existing: 45,000 – 77,000 sf

High School

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%	\$ 12,875,886
Subtotal Construction Cost			\$ 196,817,115
Sales Tax on Construction Cost		9.50%	\$ 18,697,626
Total Construction Cost			\$ 215,514,741
Project Development (Soft) Costs		24.28%	\$ 52,331,280
TOTAL PROJECT COST	45.62%	\$ 1,240.03	\$ 267,846,020

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
		\$52,331,280