

Board of Directors Capital Project Update

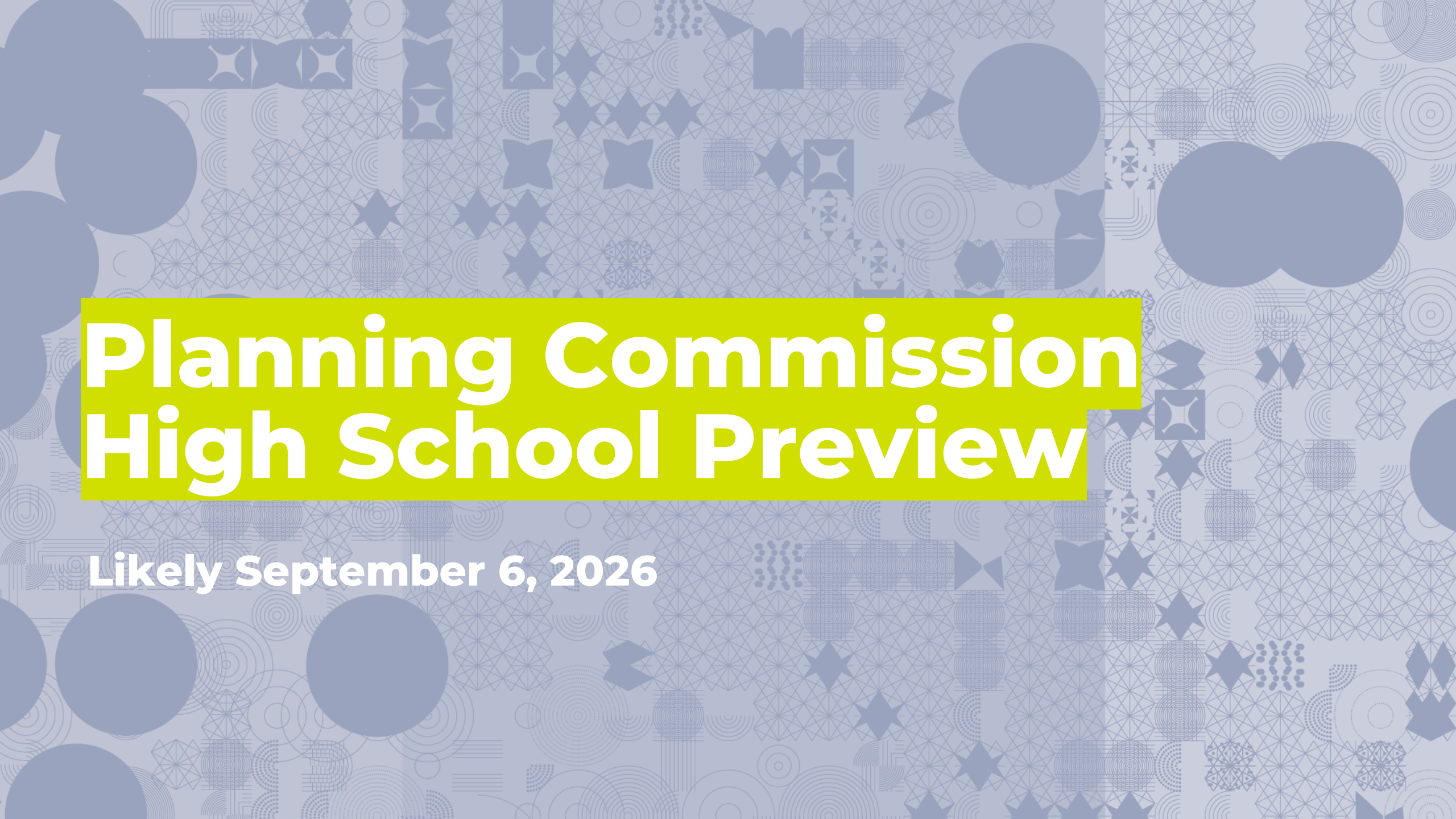
August 20, 2026



NAC

Agenda

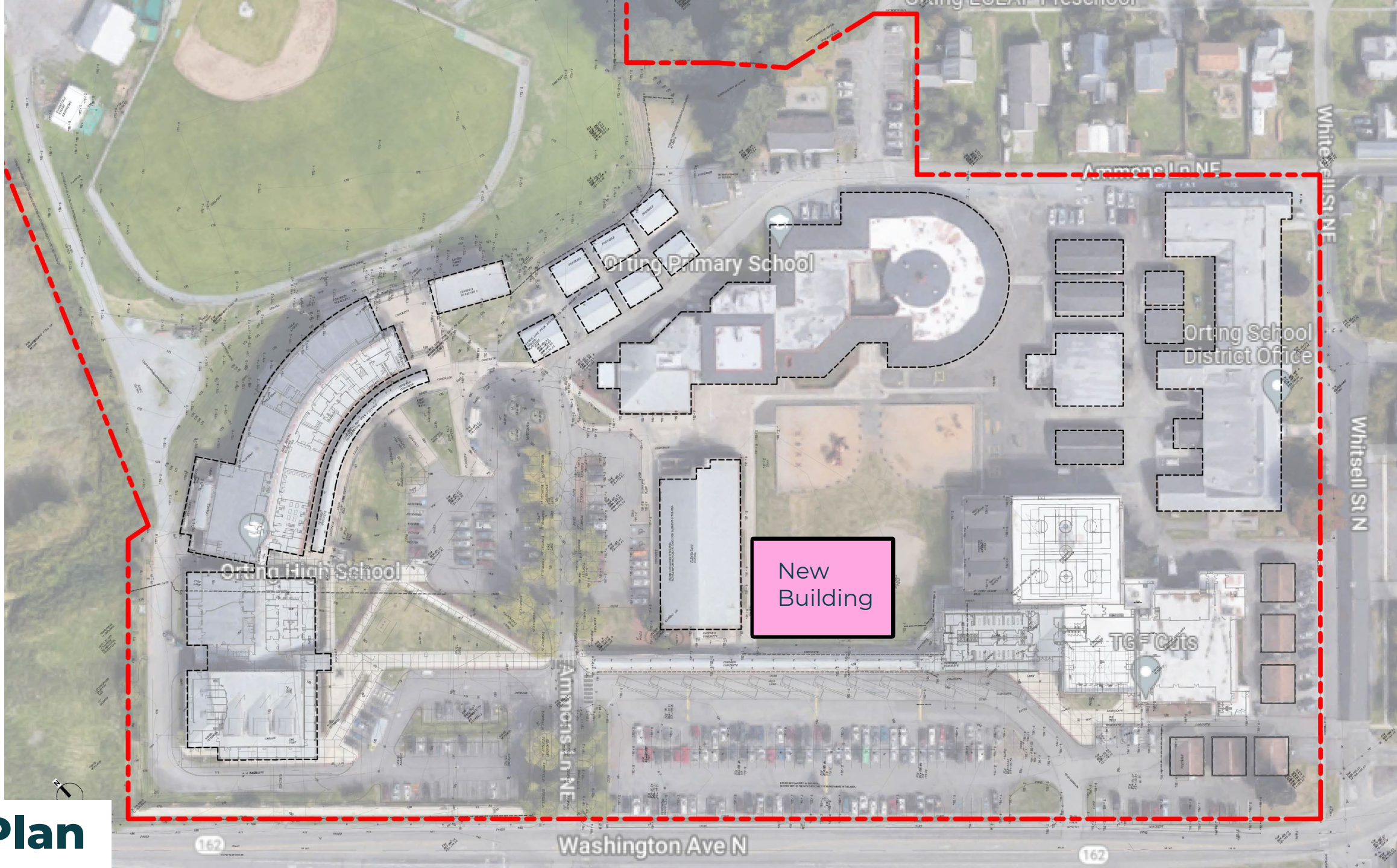
- 1. Permitting Update**
- 2. Schedule Update**
- 3. Budget Update**
- 4. Next Steps**



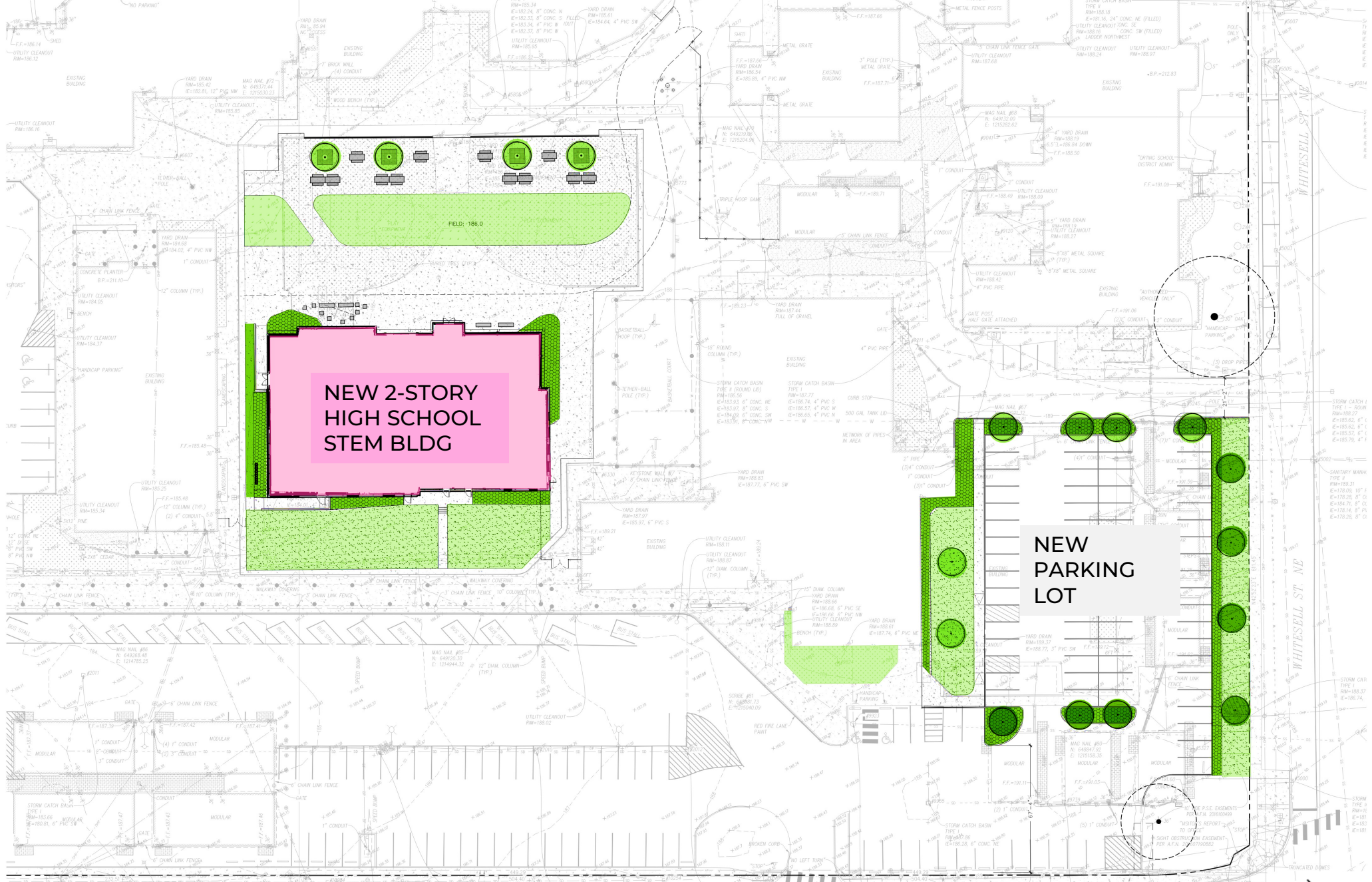
Planning Commission High School Preview

Likely September 6, 2026

Site Plan



Site Plan

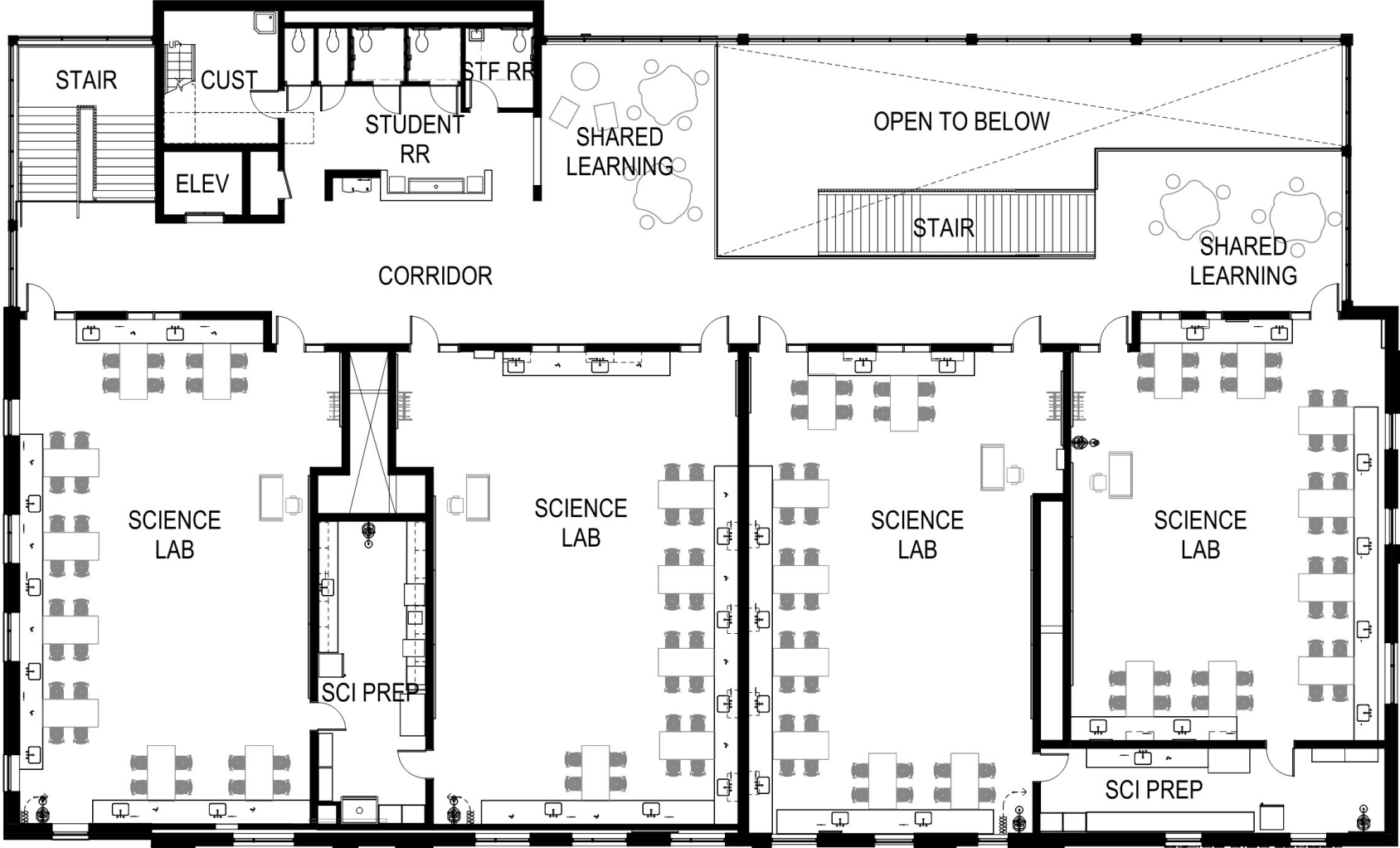


WASHINGTON AVE. N - HWY 162

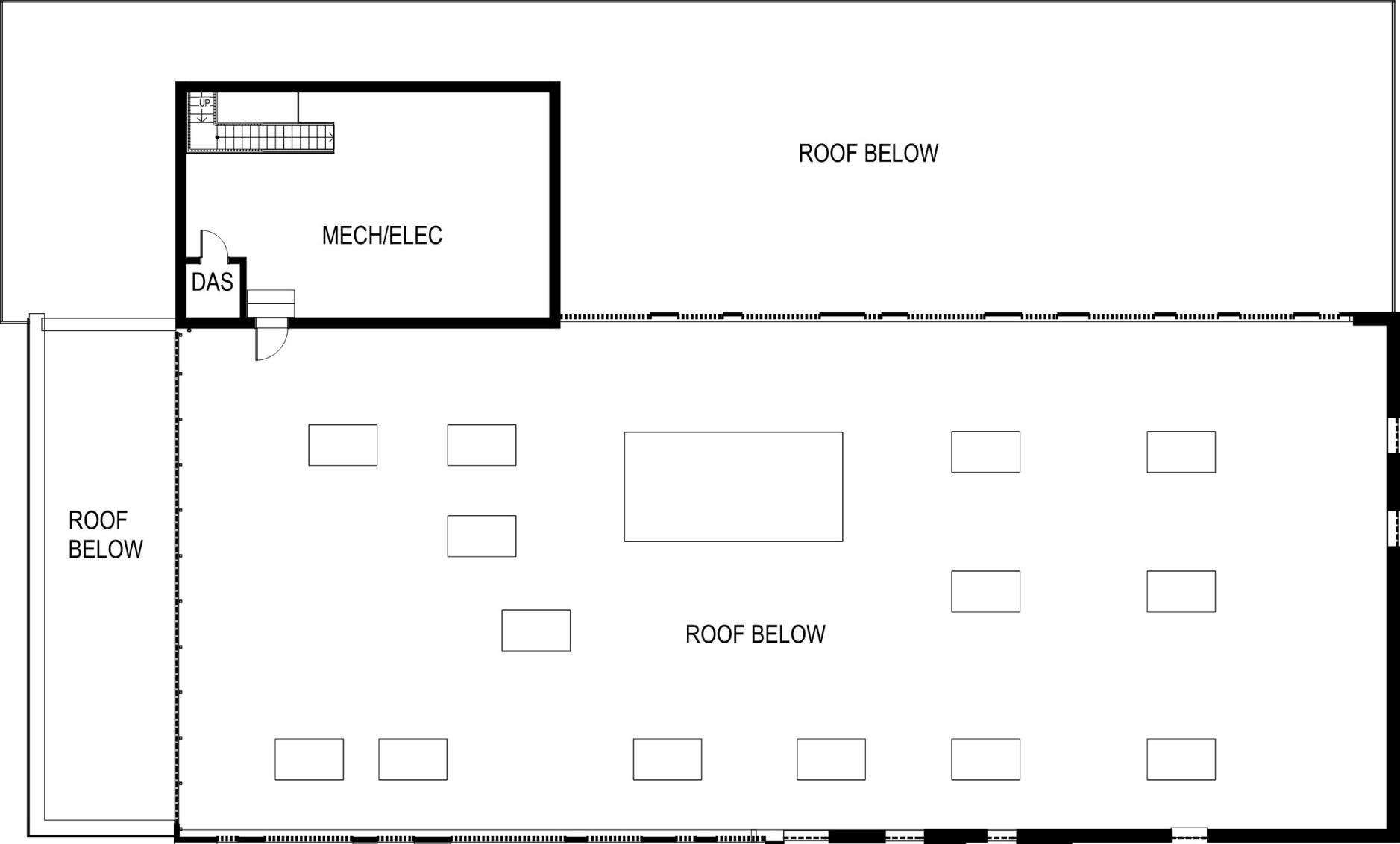
1st Floor Plan



2nd Floor Plan



Mech Penthouse Floor Plan



Main Entry – View from Parking Area (Building Facing West)

Existing Covered Walkway shown in foreground



“ Bird’s Eye” View of building facing parking area (West)

Existing Covered Walkway not shown for clarity



View of Student Courtyard (Building Facing East)



West Elevation - Facing Washington Ave

Existing Covered Walkway not shown for clarity



West Elevation - Facing Washington Ave

View from sidewalk at street with existing Covered Walkway shown in foreground



East Elevation - Facing the Campus

The tile mural shown here is a placeholder. The exact design will be determined in the future and may be a pattern of colors, may include the school logo or similar elements.



North Elevation



South Elevation



CITY OF ORTING COORDINATION

Orting Elementary

Milestone Schedule

Orting Elementary School	2026												2027												2028												2029											
Task	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Schematic Design - Confirmation																																																
GCCM Procurement																																																
Design Development																																																
Construction Documents																																																
Wetland Drawing / Permit Application																																																
City Wetland Buffer Averaging Approval																																																
WSDOT 162 Traffic Analysis / Permit																																																
City / WSDOT Round-About Construction																																																
Site Plan Review																																																
SEPA																																																
Wetland Mitigation Permitting?																																																
Architectural Design Review (ADR)																																																
Foundation / Pile Permit																																																
Building, Mechanical, & Plumbing Permits																																																
Health Department																																																
L & I Permit																																																
SubContractor Bidding (C, MEP, S, Piles)																																																
SubContractor Bidding (Arch)																																																
Construction																																																
Move-in																																																
Open School - Sept 2029																																																

Exploring the potential for a 2028 school opening date

ELEMENTARY SCHOOL PERMITTING MILESTONES

Planning Commission (Architectural Design Review)

- ✓ July 6 – Pre-Application Meeting
- ✓ Sept 3 anticipated (Formal Application Meeting)

Building Permit Submittal

- ✓ Dec 18 – Submit to City
- ✓ Expected Approval – June 2027

Site Plan Review Permit (Civil, Landscape, SEPA)

- ✓ Aug 17 – Permit Submittal to City
- ✓ Expected Permit Approval – by March 2027
- ✓ SEPA – expecting Nov. final approval

Electrical Permit

- ✓ Dec 18 – Submit to L & I
- ✓ Expected Permit Approval – by April 2027

Foundation / Pile / Building Underground Permit

- ✓ Nov 6 – Permit Submittal to City
- ✓ Expected Approval – March 2027

PSE Coordination

- ✓ July – Sign Agreement with PSE
- ✓ July - Site Walk with PSE
- ✓ Hoping for Transformer in Aug 2027

Health Department (Pierce County)

- ✓ October – Submit to County

ELEMENTARY SCHOOL BIDDING SCHEDULE

Bid Package #1

Civil, Landscape, Pier Foundation, Structural, Mechanical, Plumbing, Electrical

- ✓ Jan 22, 2027 – Issue Documents for Bidding
- ✓ Late Feb 2027 – Receive Bid
- ✓ March 2027 – Board Approval / Authorization of Bid Package #1

Bid Package #2

Architectural (interior and exterior finishes), Misc. Steel

- ✓ March 2027 – Issue Documents for Bidding
- ✓ April 2027 – Receive Bids
- ✓ May 2027 – Board Approval / Authorization of Bid Package #2

ELEMENTARY SCHOOL BOARD & OSPI MILESTONES

August, September & October 2026

- ✓ D-4 Received from OSPI
Traffic Study ongoing for SEPA

November or December 2026

- ✓ D-5 Submitted to OSPI
SEPA Approval

December 2026 and January 2027

- ✓ D-7 Submitted to OSPI
Final Budget
Resolution: Value Engineering (VE) Acceptance

January and February 2027

- ✓ D-8 Received from OSPI
Not required to go to Bid

March 2027

- ✓ Board Authorizes Bid Package #1
- ✓ D-9 Submitted to OSPI
Resolution: Intent to Award
Resolution: Intent to Construct

End of March : April 2027

- ✓ D-10 Received from OSPI
Authorizes construction start
- ✓ Contractor Mobilize/Break Ground

May and June 2027

- ✓ Board Authorizes Bid Package #2

July 2027

- ✓ Funds Available:
Orting SD able to submit for reimbursement

CITY OF ORTING COORDINATION

Orting High School

Milestone Schedule

Orting High School CTE/Science & Renovations	2026												2027												2028												2029												
Task	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Traffic Analysis																																																	
Geotechnical Analysis																																																	
Survey																																																	
GCCM Procurement																																																	
Programming / Concept																																																	
Schematic Design																																																	
Design Development																																																	
Construction Documents																																																	
Architectural Design Review (ADR)																																																	
Site Plan Review																																																	
Foundation / Pile Permit																																																	
Demolition Permit																																																	
Building, Mechanical, & Plumbing Permits																																																	
Health Department																																																	
L & I Permit																																																	
Move Portables?																																																	
Subcontractor Bidding																																																	
Construction																																																	
Move-in																																																	
Open School - Sept 2029																																																	

Exploring the potential of high school construction starting after OES moves into the new elementary school

BUDGET

Estimating and Pricing:

Dynamic and fluid process during Schematic and Design Development

State Match:

Estimated: \$11.1 M

Potential: \$11.1 - \$17.1 M

When will this be confirmed? January 2027

Elementary School: Budget Overview:

Construction Cost Estimate in Jan 2026: \$81.4 M

Schematic Design Estimate in July 2026: \$81.242 M - \$83.395 M

Elementary School: Scope Additions from 2025 Bond

Community Benefits:

- Gym: Competition size

- Gym: Added bleachers

- Field: Increase to competition size

- Field: Lighting

Other Improvements:

- Generator

- Additional transportation improvements

BUDGET

GCCM Sample Estimating Budget: Skanska's detail and breakdown

SKANSKA

Estimate Detail		Orting ES - 100SD Reconciled Estimate - 05.19.26		
Description		Qty	Unit Cost	Amount
- - Orting ES 100SD Estimate				
51	Metal Wall Panels, Flat Plate Aluminum, Northclad AL-PR Series	1,790 sf	60.00	107,400
52	Metal Wall Panels, Vertical Aluminum Wood Look, Dizal	3,770 sf	70.00	263,900
53	Metal Soffit Panels, at building overhang	2,100 sf	60.00	126,000
54	Metal Soffit Panels, at Canopies	2,870 sf	60.00	172,200
55	Metal Louvers	575 sf	150.00	86,250
56	Metal Panel, Flashing & Caulking Allowance	11,105 sf	3.00	33,315
57	Reconciliation Adjustment per NAC Metal Panel Takeoffs	(1,000) sf	65.00	(65,000)
07F - Metal Wall Panels				724,065
09A - Drywall Work				
58	Exterior Walls, Brick, 1" Mineral Wool, WRB/AB, Sheathing, 8"MS, Batt Insulation, Interior GWB	29,387 sf	32.00	940,384
59	Exterior Walls, Brick, 1" Mineral Wool, WRB/AB, Sheathing, 12"MS, Batt Insulation, Interior GWB	4,809 sf	35.00	168,315
60	Exterior Walls, Metal Panel, 1" Mineral Wool, WRB/AB, Sheathing, 8"MS, Batt Insulation, Interior GWB	6,128 sf	32.00	196,096
61	Exterior Walls, Blocking/Backing/Caulking	40,324 sf	2.00	80,648
62	Exterior Walls, Premium for 2" Spray Foam	40,324 sf	4.00	161,296
63	BCS Item # A11 - Accepted During Reconciliation - 2.5" of Mineral Wool in lieu of 2" Spray Foam Insulation	(40,324) sf	1.50	(60,486)
64	Reconciliation Adjustment - Brick Veneer Exterior Wall Framing	(2,500) sf	30.50	(76,250)
65	Reconciliation Adjustment - Metal Panel Wall Framing	(1,000) sf	30.50	(30,500)
66	Stand Alone Exterior Mockup	1 allow	30,000.00	30,000

BUDGET

GCCM and Cost Estimator Estimate Reconciliation Sample Estimate Comparison

ORTING SCHOOL DISTRICT ORTING ELEMENTARY SCHOOL ORTING, WA SCHEMATIC DESIGN ESTIMATE ALIGNMENT REPORT BUILDING					ORTING SCHOOL DISTRICT ORTING ELEMENTARY SCHOOL ORTING, WA SCHEMATIC DESIGN ESTIMATE BUILDING				
Gross Floor Area: 100,759 SF					Gross Floor Area: 101,250 SF				
COST GROUP									
ITEM DESCRIPTION					ITEM DESCRIPTION				
QUANTITY					QUANTITY				
UNIT					UNIT				
UNIT COST					UNIT COST				
TOTALS					TOTALS				
Total For Interior Doors 1,216,086					Total For Interior Doors 1,630,270				
C1030 Specialties					Specialties				
C1032 Fabricated compartments and cubicles					Miscellaneous Steel, Operable Partition				
ADA partitions					2.84 tn 18,000.00 51,120.00				
STD partitions					34.00 lf 670.00 22,780.00				
ADA Shower dressing compartments					6.00 ea 3,400.00 20,400.00				
ADA Shower dressing compartments					2.00 ea 3,400.00 6,800.00				
Urinal screen					2.00 ea 2,000.00 4,000.00				
C1033 Storage shelving and lockers					Building Specialties, Swing Point - OT/PT				
Metal storage shelving, 1,500# capacity					52.00 ea 1,500.00 78,000.00				
Janitors mop rack and shelf					14.00 ea 1,250.00 17,500.00				
Mop rack and shelf at kitchen					1.00 ea 1,560.00 1,560.00				
Lockers, staff-none depicted -allow					Building Specialties, Markerboard Sliding Ceiling Hung Panel, 9'x10'				
Lockers at hallway, 15"W x 12"D x 20"H					6,120.00 sf 70.00 428,400.00				
C1035 Identifying devices					Building Specialties, Tack Board, 4' x 8'				
Code signage					1.00 ea 800.00 800.00				
Wayfinding and room identification signage					5.00 ea 600.00 3,000.00				
Exterior building signage					111.00 ea 450.00 49,950.00				
C1037 General fittings and misc. metals					Building Signage, Room and Door Signage				
Miscellaneous metals, allow 0.3#/SF					101,250.00 sf 0.38 38,475.00				
Fire extinguisher cabinets					Building Signage, Interior Directional & Informational Signage				
Knox box allowance					101,250.00 sf 0.38 38,475.00				
Mail drop box					Exterior Building Letter Signage, Allowance				
Cornerguards					1.00 alw 6,000.00 6,000.00				
Cornerguards, stainless steel					20.00 ea 750.00 15,000.00				
Cornerguards, 84"					10.00 ea 1,200.00 12,000.00				
Mirrors					Fire Extinguisher w/ Cabinet, Recessed (1ea per 3,000sf)				
1'-6"x 2'-6"					33.00 ea 500.00 16,500.00				
2'-0"x 5'-0"					76.00 ea 260.00 19,760.00				
4'-0"x 7'-0"					76.00 ea 200.00 15,200.00				
Restroom accessories allowances					Toilet Accessories, Soap Dispenser				
Staff restrooms					49.00 ea 250.00 12,250.00				
					Toilet Accessories, Seat Cover Dispenser				
					49.00 ea 200.00 9,800.00				
					Toilet Accessories, Grab Bars, 18", 36"& 42" Stainless Steel Set				
					29.00 ea 2,000.00 58,000.00				
					Toilet Accessories, Restroom Mirror, 18"x30"				
					23.00 ea 1,200.00 27,600.00				
					Toilet Accessories, Restroom Mirror, 24"x60"				
					7.00 ea 1,600.00 11,200.00				
					Toilet Accessories, Sanitary Napkin Dispenser				
					5.00 ea 1,000.00 5,000.00				
					Toilet Accessories, Sanitary Napkin Receptacle				
					20.00 ea 250.00 5,000.00				
					Toilet Accessories, Baby Changing Station				
					5.00 ea 1,200.00 6,000.00				
					Custodial Accessories, Mop & Broom Holder				
					6.00 ea 600.00 3,600.00				
					Custodial Accessories, Custodial Dispenser Unit with shelf				
					6.00 ea 340.00 2,040.00				
					Toilet Accessories, Coat Hook Allowance				
					100.00 ea 130.00 13,000.00				
					Shower Accessories, Curtain, Shelf, Seat, Soap, GB, & Hooks,				
					1.00 ea 5,500.00 5,500.00				
					Miscellaneous Specialties, Cubicle Curtains and Track at Health				
					40.00 lf 580.00 23,200.00				

BUDGET

GCCM Sample Budget Control Summary (BCS): Skanska's working document for cost savings

BUDGET CONTROL SUMMARY					Revised On: July 14, 2026		
PROJECT: Orting ES - 100%SD Log					Baseline Estimate Date: May 19, 2026		
ARCHITECT: NAC							
Cost Markup Structure Included w/ Item							
ITEM#	DATE ADDED TO LOG	DESCRIPTION	Status - Pending, Accepted, Rejected, Closed	Baseline Budget / ROM	Decision Date	Comments - Clarifications & Qualifications	Baseline Budget Adjustment
						(Orting ES) BUDGET:	\$74,000,000
						UPDATED ESTIMATE / DOCUMENT SET:	100%SD Estimate
						RECONCILED 100%SD ESTIMATE:	\$86,395,544
GENERAL							
G01	7/8/2026	Updated preconstruction services	Pending	TBD			
PROJECT ALTERNATES							
ALT01	4/30/2026	Alternate 1: Route offsite stormwater into onsite stormwater along Washington Avenue N.				Value of scope = \$198,000	
ALT02	4/30/2026	Alternate 2: Underground the phone line along Rocky Road,	Pending	\$149,000		Per CPL. Is this impacted by shifting of site to east?	
ALT06	6/2/2026	Alternate 6: Remove entry road (paving, landscaping and storm water) from roundabout	Accepted	(\$766,000)	6/23/2026	To be shown as a bid additive alternate. Assumes 6 new street lights. Value with additional scope along Washington Avenue N. = \$1,246,000	
ALT07	6/2/2026	Alternate 7: Remove 2 classrooms at SW wing	Accepted	(\$596,000)	7/13/2026	To be shown as a bid additive alternate.	
ARCHITECTURAL							
A02	5/12/2026	Remove skylights (revise to clerestory)	Accepted		5/19/2026	Incorporated in reconciled estimate. No skylights remaining	
A03	5/12/2026	Swap out 80 mil roof system to 60mil TPO	Accepted		5/19/2026	Incorporated into reconciled estimate = \$205,000 savings	
A04	5/12/2026	Swap out R43 Insulation at roof with R38	Accepted		5/19/2026	Incorporated into reconciled estimate = \$341,000 savings	
A05	5/12/2026	Swap out Carlisle 300 HT WIP with standard VB at TPO	Accepted		5/19/2026	Incorporated into reconciled estimate = \$160,000 savings	
A06	5/12/2026	Replace 9'ht x 10'ht ceiling mounted sliding markerboards with fixed marker boards and tack boards	Accepted	(\$117,000)	6/19/2026	Per NAC sketch 06.08.26	
A07a	5/12/2026	Ceiling finishes estimate revisions - per RCPs 06.08.26	Accepted	(\$376,000)	6/19/2026		
A07b	5/26/2026	Revise C-6 Suspended Linear Felt Baffles with less expensive product	Accepted	(\$91,000)	6/19/2026	Assumes \$55/sf as a target per ADI	
A08	5/12/2026	Reduce 15% of wall coverings and replace with paint - Target Reduction	Accepted	(\$245,000)	7/13/2026	To be confirmed with DD estimate	
A10	5/12/2026	Revised casework in classrooms	Accepted	(\$134,000)	6/19/2026	Per NAC sketch 06.08.26. See A18 for other changes	
A11	5/12/2026	Replace the 2" spray foam insulation and 1" mineral wool with 2.5" of mineral wool	Accepted		5/19/2026	Incorporated into reconciled estimate = \$71,000 savings	
A12	5/12/2026	Remove total door and make a standard double with mag holds	Accepted		5/19/2026	Incorporated in reconciled estimate	
A13	5/12/2026	Replace rubber tile flooring with linoleum tile	Accepted		5/19/2026	Incorporated into reconciled estimate = \$113,000 savings	
A14	5/18/2026	Exterior glazing/storefront/curtain wall reconciliation clarifications - Allowance	Accepted		5/19/2026	Incorporated into reconciled estimate = \$354,000 increase	
A15	5/18/2026	Brick veneer reduction of 2,500 sf and metal panel reduction of 1,000 sf per NAC updated quantities	Accepted		5/19/2026	Incorporated into reconciled estimate = \$364,000 savings	
A16	6/3/2026	Updated kitchen equipment budget - Per JLR	Accepted	(\$91,000)	6/19/2026		
A17	6/10/2026	Exterior soffits updates	Accepted	\$251,000	7/14/2026	Based on 7,700 sf of total soffits	
A18	6/19/2026	Remove classroom cubbies and upper cabinets. Kitchenette casework to remain	Pending	(\$382,000)		Consider as alternate after DD estimate	
A19	6/23/2026	Area reduction, including removing 1 classroom	Pending	TBD		Approximately 5,000 sf area reduction. Waiting on overlay of plans to understand reductions	
A20	6/26/2026	Roofing Revisions: Asphalt shingles at bus canopy and covered play	Accepted	(\$95,000)	7/14/2026		
A21	6/30/2026	Rmax ECOMAXci FR Air Barrier system w/ liquid flashing for exterior wall insulation and air barrier system	Pending	TBD		See Matt's 6/30/26 email. Waiting on subcontractor feedback	
A22	6/26/2026	Roofing Revisions: Single ply ballast roofing at building attached canopies	Pending	TBD			
STRUCTURAL							
S01	5/12/2026	Structural wood reduction - open learning areas in lieu of classrooms	Pending	\$0		Approximately same square foot as SD estimate	
S02	5/12/2026	Revise steel structure to open web bar joist at the roof. \$24/sf steel vs. \$6/sf Joist	Accepted	(\$226,000)	7/13/2026		
S05	5/18/2026	Change 1/2" plywood over 2x T&G to either 2" MPP panel with T&G veneer or 3ply CLT	Accepted	\$0	7/13/2026	Per Skanska's mass timber specialist, the cost difference is negligible between the two mass timber options	

BUDGET

Cost Estimate Comparison:
GCCM Advertisement
January 2026
compared to
Skanska Schematic
Design Cost Estimate
July 2026

Note:
Current Estimates indicate a cost range. This range will reduce as we move through the next phase of the design process as finalize some of the more costly and harder to pin down items such as HVAC and pile costs.

		Elementary School Jan-26	High School Jan-26			Elementary School 26-Aug	High School 26-Aug	
Hard Costs:					Hard Costs:			
Construction Costs		\$75,400,000	\$26,000,000		Construction Costs	\$80,000,000	\$26,948,738	
includes Offsite		\$800,000	\$300,000		includes Offsite			
Alt Subcontractor Selection Project Costs		\$2,800,000	\$1,000,000		Alt Subcontractor			
Road to Whitehawk		\$1,000,000			Road to Whitehawk	\$1,000,000		
Other Costs/Contractor Contingency		\$1,400,000	\$800,000		Contingencies	\$5,242,655	\$2,743,262	
					Value Engineering	(\$2,500,000)		
					Mechanical Savings	(\$2,500,000)		
Subtotal		\$81,400,000	\$28,100,000		Subtotal Range	\$81,242,655	\$28,100,000	
						\$86,395,000	\$29,692,000	
Sales Tax		\$7,900,000	\$2,800,000		Sales Tax	\$7,900,000	\$2,800,000	
Soft Costs:								
Professional Services & Admin		\$13,100,000	\$5,600,000			\$13,100,000	\$5,600,000	
Contingencies		\$4,000,000	\$1,200,000			\$4,000,000	\$1,200,000	
Equipment and Furniture Costs		\$2,600,000	\$1,600,000			\$2,600,000	\$1,600,000	
Subtotal		\$19,700,000	\$8,400,000		Subtotal	\$19,700,000	\$8,400,000	
Subtotal		\$109,000,000	\$39,300,000		Subtotal Range	\$108,842,655	\$39,300,000	
						113,995,000	\$40,892,000	
Added Owner Items		\$2,200,000						
		\$111,200,000	\$39,300,000					
Total			\$150,500,000		Total		\$148,142,655	
							\$154,887,000	
Funding Sources:			\$148.3M		Funding Sources:		\$148.3 M - \$154.3 M	
Bond 2025			\$137.2M		Bond 2025		\$137.2M	
State Matching Funds Allocation			\$11.1M		State Matching Funds Allocation - Potential \$5M increase		\$11.1M - \$17.1 M	

Next Steps

September

Orting Elementary School Estimating, Round 2

Orting Elementary School Planning Commission

Orting High School Planning Commission Preview

October

Orting High School Design Development Documents Issued

Orting High School Cost Estimating, Round 2

November

Orting Elementary – Foundation / Piling Permit Submittal

The background is a complex, repeating geometric pattern in shades of blue and grey. It features a variety of shapes including circles, squares, triangles, and stars, some of which are filled with intricate line art or smaller geometric designs. The pattern is dense and covers the entire slide.

Additional Discussion?