

Harding Building

Cost Breakdown

Harding Building was built in 1923. It is a three story, unreinforced masonry structure at the highest risk of collapse in an earthquake. The District’s Architect and Engineering Needs Analysis concluded: “Harding building, with all of its shortcomings, should be considered for replacement in lieu of spending District money on upgrades, with the exception of preserving the relatively newer gym addition.”

Currently, seventh and eighth graders in Coos Bay are split between three buildings. Seventh graders are at Millicoma and Sunset with 4-6th grade students. Eighth graders are on the Marshfield High School main campus. The bond proposal would put these students and their teachers together again in a 7th-8th school at the Harding location. The new school would be able to partner with Marshfield fine arts and career and technical programs to open opportunities for younger students, and allow advanced students to take Marshfield classes. (For several years, the district has bussed advanced seventh graders to Marshfield in the afternoon for math and English classes).

The new building would be a three-story school. Preliminary designs incorporate the current Harding gym, add a second gym, include 11 general classrooms, 4 science rooms, a multi-purpose activity/maker-space room, offices and commons.

New Harding/7th-8th Grade School

Demolition/Removal of existing building (except gym):	\$642,211
Site Work/Contingency:	\$150,000
New Construction:	\$18,440,000
Total Includes:	
Architectural and Engineering Services:	10%
Project Management:	3%
Fees, Permits, Testing:	2%
Furniture, Fixtures, Equipment:	5%
Construction Inflation:	10%
Additional Contingency:	10%

Construction cost estimates are based on: industry standards; average per-square-foot costs of actual construction of new, comparable schools in Oregon in 2015 and 2016; preliminary designs; and architecture and engineering assessment.

