OSPI - SEISMIC SAFETY GRANT PROGRAM + CAPITAL PROJECTS UPDATE

Information provided by OSPI School Seismic Safety Program Guidance Document

10.15.24

SEISMIC SAFETY GRANT TEAM

Design Team

- Architect: TCF Architecture
- Structural Engineer: Degenkolb Engineers
- Geotechnical Engineer: Haley and Aldrich

Project and Construction Management

- ESD 112 | CSG

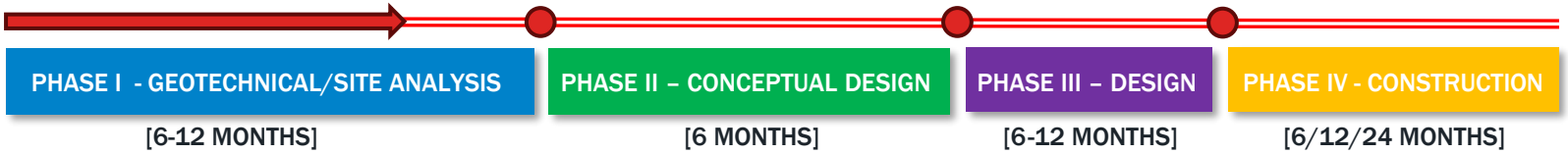
GROUP 1

AJ WEST ES
HARBOR LC
MILLER JR HS
STEVENS ES

GROUP 2

CENTRAL PARK ES
McDERMOTH ES
ROBERT GRAY ES

WHERE ARE WE IN THE PROCESS?



Phase I – Geotechnical + Structural Analysis

- Preliminary Geotechnical + Structural investigations, analysis and reports. ✓
- Develop and Refine District Strategy and Prioritization of Projects and Budgets ✓
- Alternate Sites: Geotechnical, Civil, Environmental Studies **IN PROGRESS (ROUND 2)**
- Develop preliminary programming for potential new schools
- OSPI SEISMIC Committee Reviews for geotechnical and site analysis reports.
- Conceptual Budget Authorization by OSPI pending Seismic Committee Review.

Phase II – Conceptual Design **WINTER 2025**

- Project Programming, Schematic Design, Budget Refinement
- OSPI Seismic Safety Committee Review and Authorizations

Phase III –Design

- Design Development + Construction Documents
- OSPI Seismic Safety Committee Review and Authorizations

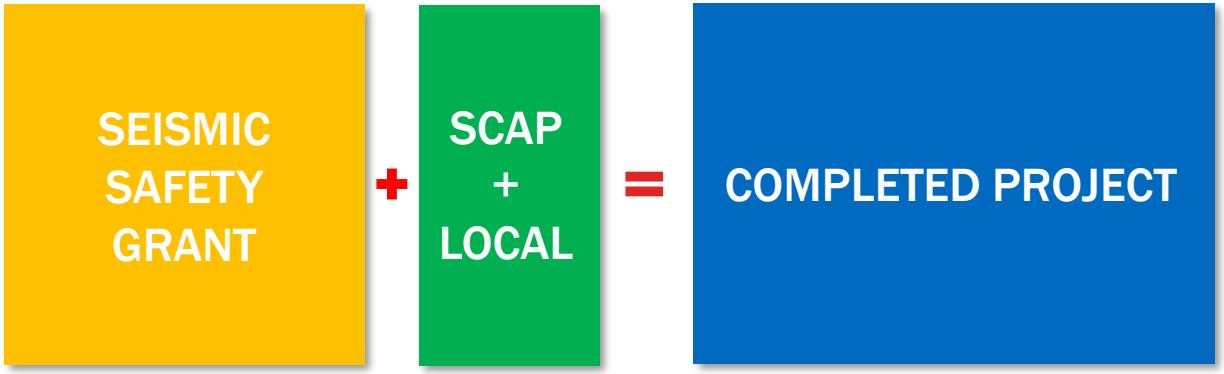
Phase IV –Construction

- Bid + Construction

FUNDING

BIENNIUM + SHARED APPROACH

$13.24M appropriated in 2020 (SEISMIC GRANT)
$100M appropriated in 2023/2025 (SEISMIC GRANT)
Continued BIENNIUM FUNDING
2/3 costs minimum total project cost covered by School Seismic Safety Grant (SB5933)
up to 1/3 total costs maximum covered by OSPI eligible SCAP* and/or Local Share (School Construction Assistance Program) and/or LOCAL SHARE (example: land/levy/bond)



WHAT'S NEXT:
24/25 SCHOOL YEAR LOOK AHEAD

Fall 2024

- Phase I: Site feasibility studies at Alternate North and South Sites (October/November)
- **Develop and Refine District Strategy and Prioritization of Projects**
- Community Update Workshop 10/22
- OSPI Seismic Committee Review
- Application for Phase II Pending Completion of Phase I

Winter/Spring 2025

- Phase II (Conceptual Design – application per school)

Summer 2025

- June 2025 Seismic Review Committee Presentation to move into Phase III per project

AJ WEST ES
HARBOR LC
MILLER JR HS
STEVENS ES

CENTRAL PARK ES
McDERMOTH ES
ROBERT GRAY ES

WE ARE HERE

2024 2025 2026 2027 2028 2029 2030

WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER SPRING SUMMER FALL WINTER

SEISMIC STUDY

- FINDINGS & RECOMMENDATIONS
- Draft Report 7/31
- Final Report 10/31
- Community Meeting 10/22
- SITE FEASIBILITY sites 1 & 2
- OSPI Review for phase 2 authorization
- Draft Report 11/10
- Final Report 11/29
- SITE FEASIBILITY sites 3 & 4
- OSPI Review for phase 2 authorization
- Final Report 1/31
- Draft Report 1/10

CAPITAL LEVY & DISTRICT MASTER PLANNING

- FINDINGS & RECOMMENDATIONS
- Final Report 10/31
- Intercom / Security vestibules / ADA / Technology & Food Service Allowance
- HS Roof (1/4) / CP Playground / Stewart Field / Technology & Food Service Allowance
- HS Roof (1/4) / Stewart Field Roof / Maintenance Building HVAC / Technology & Food Service Allowance
- HS Roof (1/4) / HS Site Improvements / Access Control / Technology & Food Service Allowance

Harbor Learning Center Design

PD SD DD CD — OSPI Review for phase 3 authorization

B CONSTRUCTION dependant upon OSPI funding

(1) Elementary School Replacement Design - South Site

PD — OSPI Review for phase 3 authorization

SD DD CD

B CONSTRUCTION dependant upon OSPI funding

(1) Elementary School Replacement Design - North Site

PD SD DD CD — OSPI Review for phase 3 authorization

B CONSTRUCTION dependant upon OSPI funding

Miller Junior High Replacement Design

PD SD DD CD — OSPI Review for phase 3 authorization

B CONSTRUCTION dependant upon OSPI funding

Central Park Seismic Retrofit & Modernization Design or Replacement

PD SD DD CD — OSPI Review for phase 3 authorization

B CONSTRUCTION dependant upon OSPI funding

Robert Gray Seismic Retrofit & Modernization Design

PD SD DD CD — OSPI Review for phase 3 authorization

B CONSTRUCTION dependant upon OSPI funding

McDermoth Remodel For ASD Administration

MCDERMOTH serves as swing school for Central Park & Robert Gray

MCDERMOTH becomes district admin center unless another scenario is choosen

MASTER PLANNING SCHEDULE

Aberdeen School District Seismic Safety Grant & Master Planning

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Aberdeen School District

MILLER JR HIGH SCHOOL

fact sheet

Stats:

706
students & staff

94,577 SF
total area
permanent construction only
(includes 2020 addition)

1978 main building
2020 addition

Tsunami Analysis:

Tsunami Arrival ***70 min***

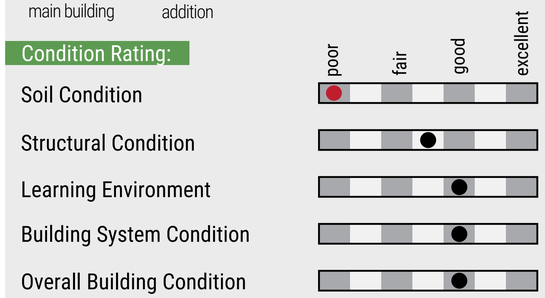


30 min
0.6 miles

Yes
Inundation Zone

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

- Extensive work at and below grade due to poor soil
- Improve shear walls and connections on western portion of school
- Replace floor finishes, most casework and some doors, match existing per OSPI requirements
- Site work demolition and restoration at building perimeter needed to accommodate pile and slab installation as well as heavy equipment on site

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$60,500,000
Modernization Cost:
$22,685,904
Total Retrofit Cost:
$83,185,904

Recommendation:
REPLACE

STEVENS ELEMENTARY

fact sheet

Stats:

330
students & staff

45,900 SF
total area
permanent construction only
(includes additions)

1954 main building
1974 & **1976** addition

Tsunami Analysis:

Tsunami Arrival ***70 min***

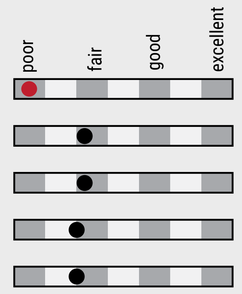


40 min
1.02 miles

Yes
Inundation Zone

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

- Extensive work at and below grade due to poor soil
- Improve shear walls and connections
- Upgrade roof systems and add seismic separation at covered play areas
- Replace floor finishes, most casework and some doors, match existing per OSPI requirements
- Site work demolition and restoration at building perimeter needed to accommodate pile and slab installation as well as heavy equipment on site

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$40,000,000
Modernization Cost:
$10,503,560
Total Retrofit Cost:
$50,503,560

Recommendation:
REPLACE

AJ WEST ELEMENTARY

fact sheet

Stats:

354
students & staff

40,248 SF
total area
permanent construction only
(includes 1966 addition)

1952 main building
1966 addition

Tsunami Analysis:

Tsunami Arrival ***60 min***

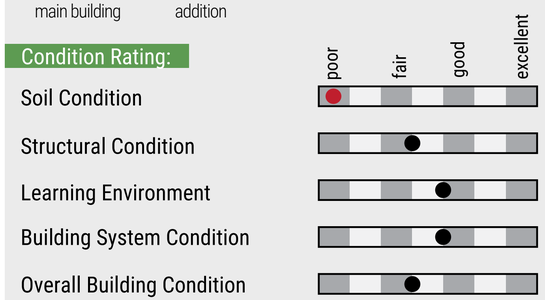


25 min
0.51 miles

Yes
Inundation Zone

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

- Extensive work at and below grade due to poor soil
- Improve shear walls and connections on western portion of school
- Replace floor finishes, most casework and some doors, match existing per OSPI requirements
- Site work demolition and restoration at building perimeter needed to accommodate pile and slab installation as well as heavy equipment on site

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$28,000,000
Modernization Cost:
$12,672,060
Total Retrofit Cost:
$40,672,060

Recommendation:
REPLACE

HARBOR LEARNING CENTER (HOPKINS BUILDING)

fact sheet

Stats:

264
students & staff

25,303 SF
total area
permanent construction only
(excludes SF used by pre-k and 3rd party)

1956
main building

Tsunami Analysis:

Tsunami Arrival ***60 min***

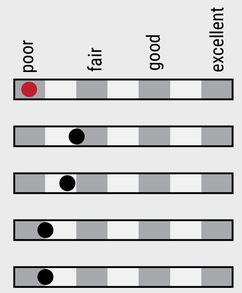


25 min
0.52 miles

Yes
Inundation Zone

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

- Extensive work at and below grade due to poor soil
- Improve shear walls and connections
- Replace roof and underlying structure
- Removal of play equipment needed, may no longer be compliant with Washington Health Code
- Replace floor finishes, most casework and some doors, match existing per OSPI requirements
- Site work demolition and restoration at building perimeter needed to accommodate pile and slab installation as well as heavy equipment on site

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$38,500,000
Modernization Cost:
$11,102,400
Total Retrofit Cost:
$49,602,400

Recommendation:
REPLACE

SEISMIC STUDY

Aberdeen School District Seismic Safety Grant & Master Planning

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Aberdeen School District

CENTRAL PARK ELEMENTARY

fact sheet

Stats:

144
students & staff

27,706 SF
total area
permanent construction only
(includes 1966 addition)

1958 main building
1966 addition

Tsunami Analysis:

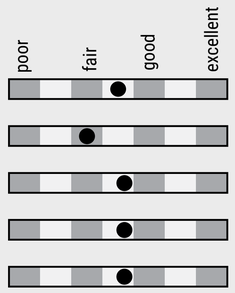
Tsunami Arrival ***n/a***

3 min
100 feet

No
Inundation Zone

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

- Improved connections from wall to roof are needed
- Roof structure at gym needs to be upgraded
- Roof diaphragm requires improvements

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$4,100,000
Modernization Cost/budget:
$8,729,551
Total Retrofit Cost/budget:
$12,829,551

Recommendation:
SEISMIC RETROFIT/ MODERNIZE

MCDERMOTH ELEMENTARY

fact sheet

Stats:

340
students & staff

42,338 SF
total area
permanent construction only
(includes additions)

1997
main building

Tsunami Analysis:

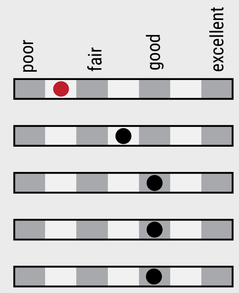
Tsunami Arrival ***60 min***

site **Yes**
building **No**
Inundation Zone
(only part of site)

10 min
0.30 miles

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

1930 Building

- At exterior and tunnel walls, provide micropiles beneath existing concrete with new pile caps
- For interior shear walls in attic, provide new glulam beams beneath each wall with holdowns at each wall end
- Fully sheath floor of attic; at steps, provide A35 clips between upper and lower diaphrams

Adjacent Buildings

- Provide new 6" seismic joint, and re-support existing structure with new gravity elements at joints

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$7,200,000
Modernization Cost/budget:
$16,916,704
Total Retrofit Cost/budget:
$24,116,704

Recommendation:
SEISMIC RETROFIT/ MODERNIZE

ROBERT GRAY ELEMENTARY

fact sheet

Stats:

354
students & staff

45,393 SF
total area
permanent construction only
(includes 1966 addition)

2002
main building

Tsunami Analysis:

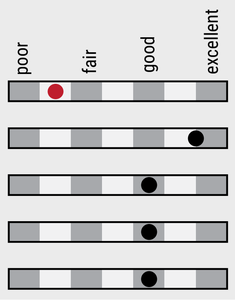
Tsunami Arrival ***70 min***

15 min
0.50 miles

site **Yes**
building **No**
Inundation Zone
(only part of site)

Horizontal Evacuation

Condition Rating:



Findings:

To meet seismic retrofit at Building & Site:

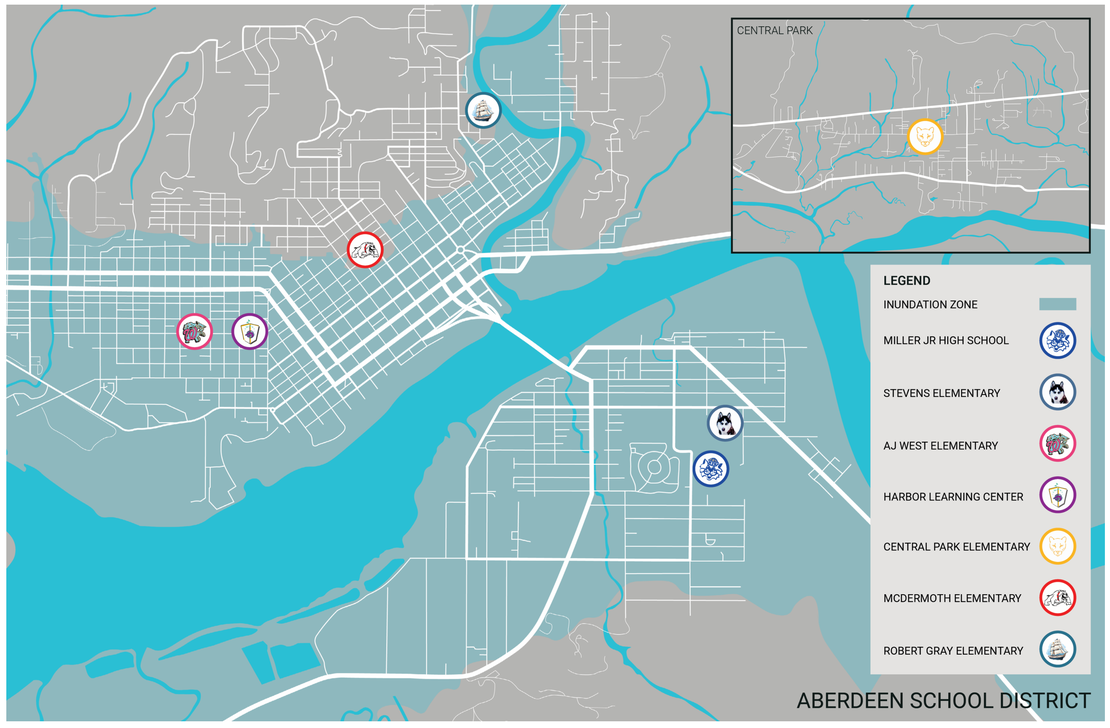
- Improved connections at existing plywood shear walls are needed
- Geotechnical testing recommends that ground improvements be made east of the school

Seismic Retrofit Cost (including Evac. Tower):

(2027 dollars)

$31,515,000
Modernization Cost/budget:
$12,825,874
Total Retrofit Cost/budget:
$44,340,874

Recommendation:
SEISMIC RETROFIT/ MODERNIZE

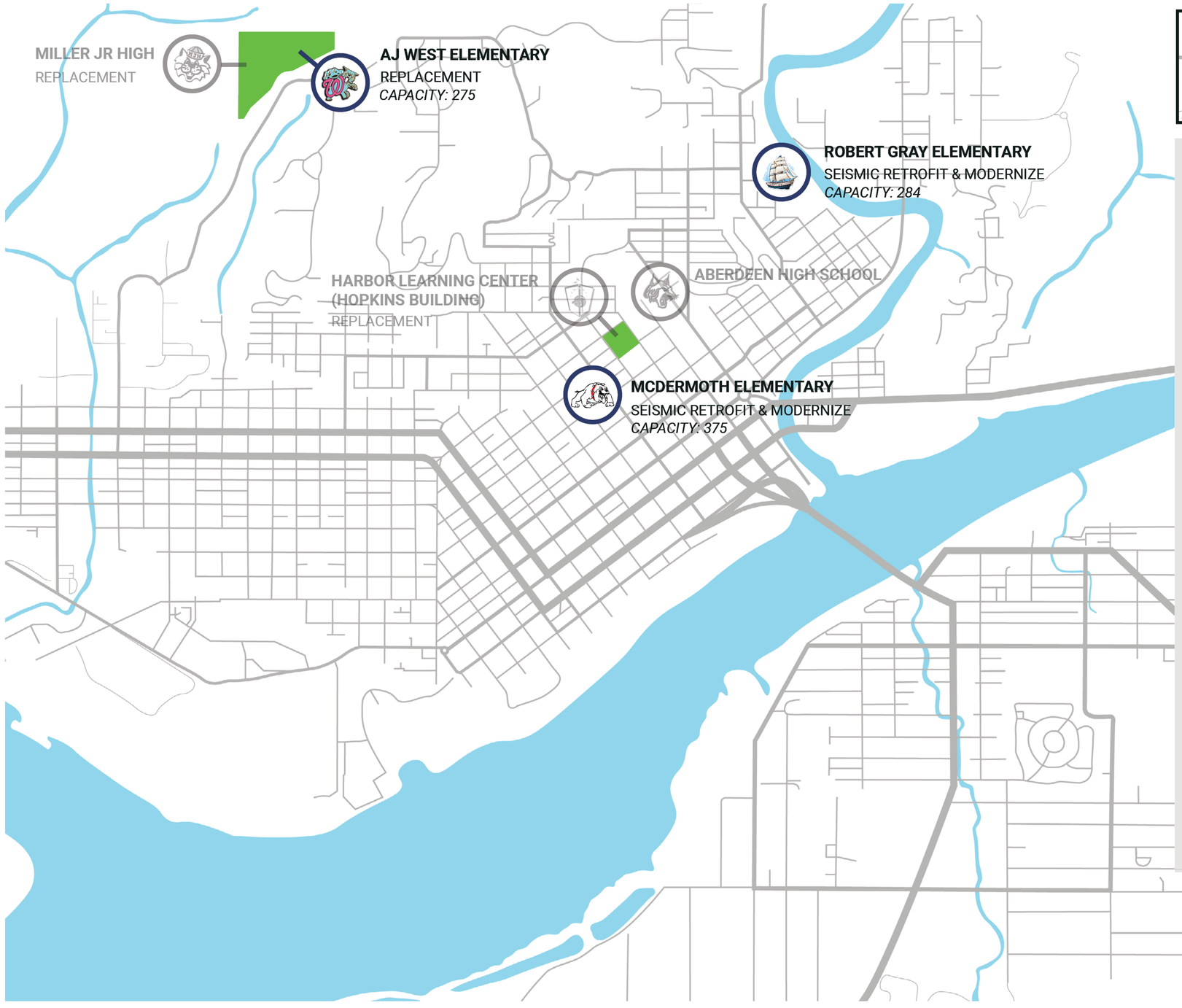


SEISMIC STUDY

Aberdeen School District Seismic Safety Grant & Master Planning

TCF A

Aberdeen School District





SCENARIO BREAKDOWN

- **STEVENS ELEMENTARY**
  Replace at new location at south side site
- **AJ WEST ELEMENTARY**
  Replace at new location
- **MCDERMOTH ELEMENTARY**
  Seismically retrofit & modernize
- **ROBERT GRAY ELEMENTARY**
  Seismically retrofit & modernize including significant site work at east side of site
- **CENTRAL PARK ELEMENTARY**
  Seismically retrofit & modernize

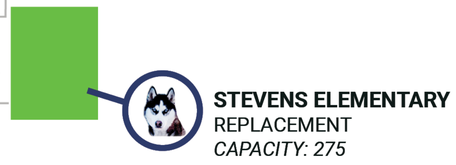
CAPACITY	Current	Proposed
Stevens:	346	**275**
AJ West:	281	**275**
Central Park:	194	**194**
Robert Gray:	284	**284**
McDermoth:	375	**375**
TOTAL:	1,480	**1,403**

FEEDBACK RATING

CONSIDERATIONS

PROS:
- Closed schools are replaced w/new facilities
- No need for interim schools during construction
- Allows for matching programs at (2) new elementary schools

CONS:
- May be more capacity than needed
- New schools likely smaller in size than existing based on SCAP funding

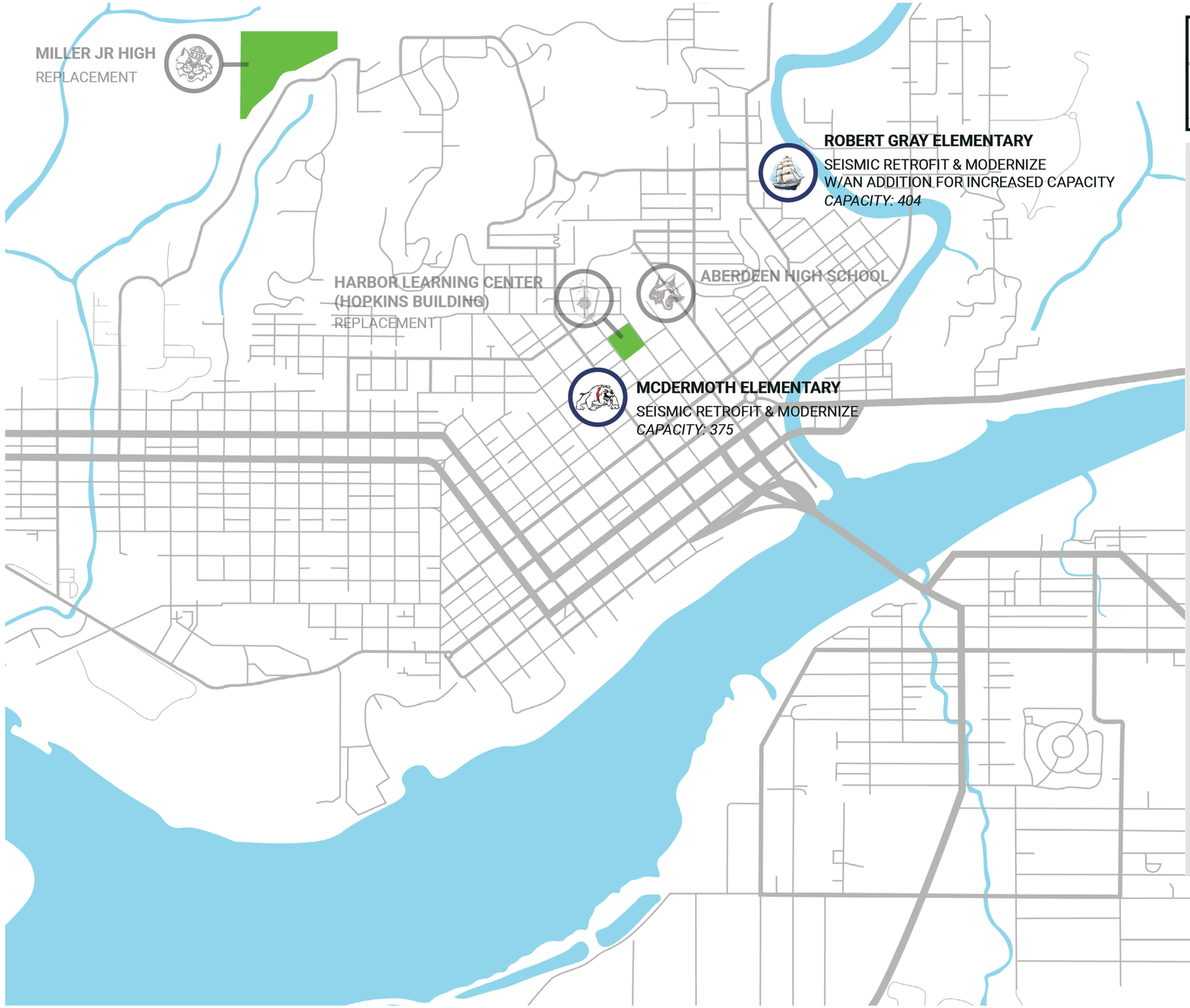


ELEMENTARY SCENARIO 1

Aberdeen School District Seismic Safety Grant & Master Planning

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Aberdeen School District





SCENARIO BREAKDOWN

- **STEVENS ELEMENTARY**
  Replace with increased capacity at new south site
- **AJ WEST ELEMENTARY**
  Eliminate and consolidate students to other schools
- **MCDERMOTH ELEMENTARY**
  Seismically retrofit & modernize
- **ROBERT GRAY ELEMENTARY**
  Seismically retrofit, modernize & add an addition to increase capacity; include significant site work at East side of site
- **CENTRAL PARK ELEMENTARY**
  Eliminate and consolidate students to other schools

CAPACITY	Current	Proposed
Stevens:	346	**500**
AJ West:	281	**0**
Central Park:	194	**0**
Robert Gray:	284	**404**
McDermoth:	375	**375**
TOTAL:	1,480	**1,279**

FEEDBACK RATING

CONSIDERATIONS

PROS:

- Fewer facilities to operate and maintain
- Potential less property acquistion required than other scenarios

CONS:

- Eliminates Central Park, increases bus travel & potentially impacts East District enrollment
- New, largest elementary (Stevens) located in South Aberdeen
- Robert Gray & McDermoth move to alternate sites during construction

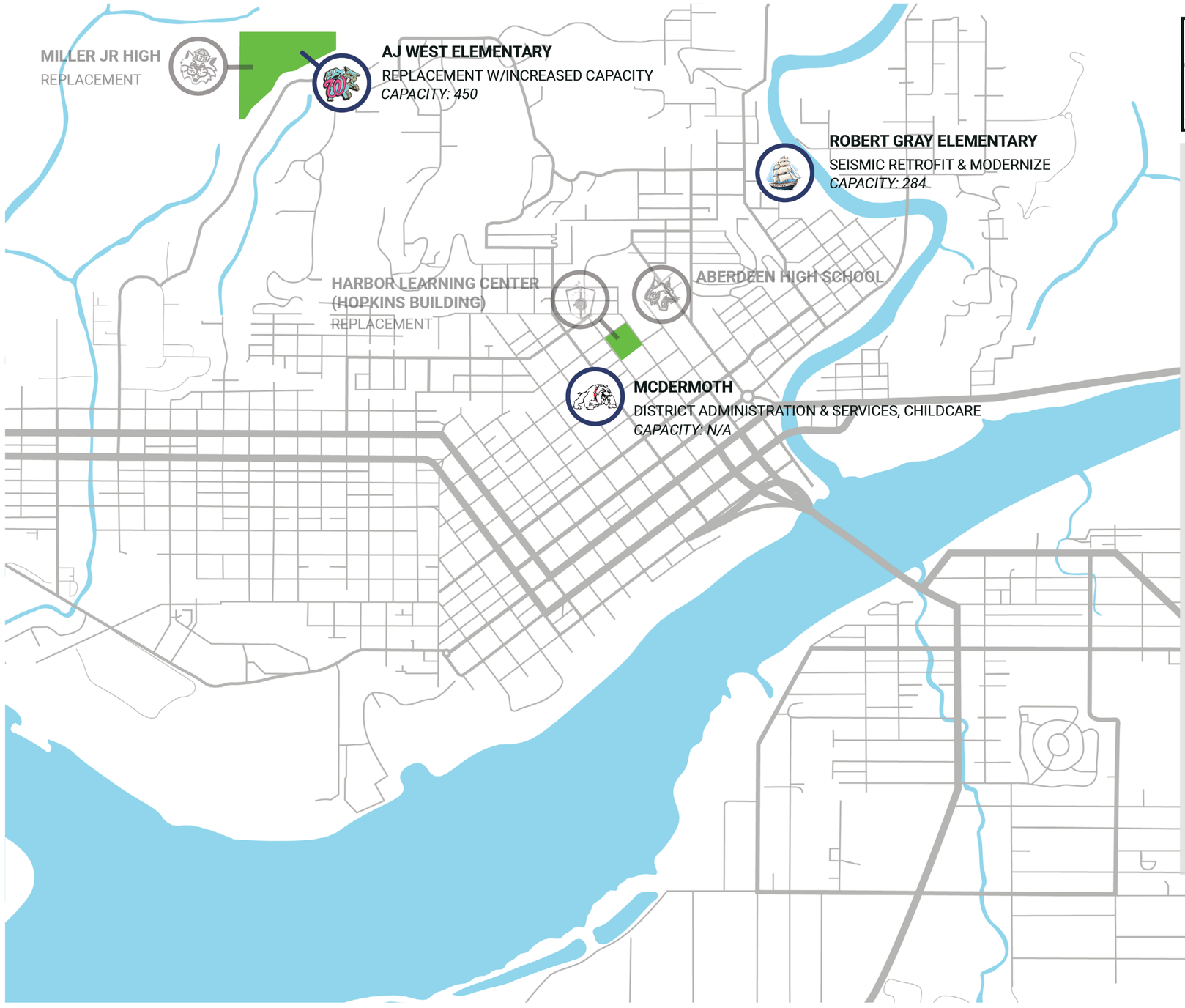
STEVENS ELEMENTARY
REPLACEMENT W/INCREASED CAPACITY
CAPACITY: 500

ELEMENTARY SCENARIO 2

Aberdeen School District Seismic Safety Grant & Master Planning

TCF A

Aberdeen School District





SCENARIO BREAKDOWN

- **AJ WEST ELEMENTARY**
  Replace at increased capacity at new north site
- **MCDERMOTH**
  Do not seismically retrofit & modernize, utilize for district admin offices and services including childcare
- **ROBERT GRAY ELEMENTARY**
  Seismically retrofit & modernize, no addition
- **STEVENS ELEMENTARY**
  Replace with increased capacity at new south site
- **CENTRAL PARK ELEMENTARY**
  Eliminate and consolidate students to other schools

CAPACITY	Current	Proposed
Stevens:	346	**450**
AJ West:	281	**450**
Central Park:	194	**0**
Robert Gray:	284	**284**
McDermoth:	375	**0**
TOTAL:	1,480	**1,184**

FEEDBACK RATING

CONSIDERATIONS

PROS:

- Fewer facilities to operate and maintain
- Consolidation of admin, student services & specialty offerings to (3) schools
- (2) new elementary schools could have matching programs
- More balance in capacity between North & South Aberdeen

CONS:

- Eliminates Central Park, would increase bus travel & potentially impact East District enrollment
- Robert Gray moves to an alternate site during construction
- McDermoth does not qualify for seismic retrofit funding if removed from ASD inventory

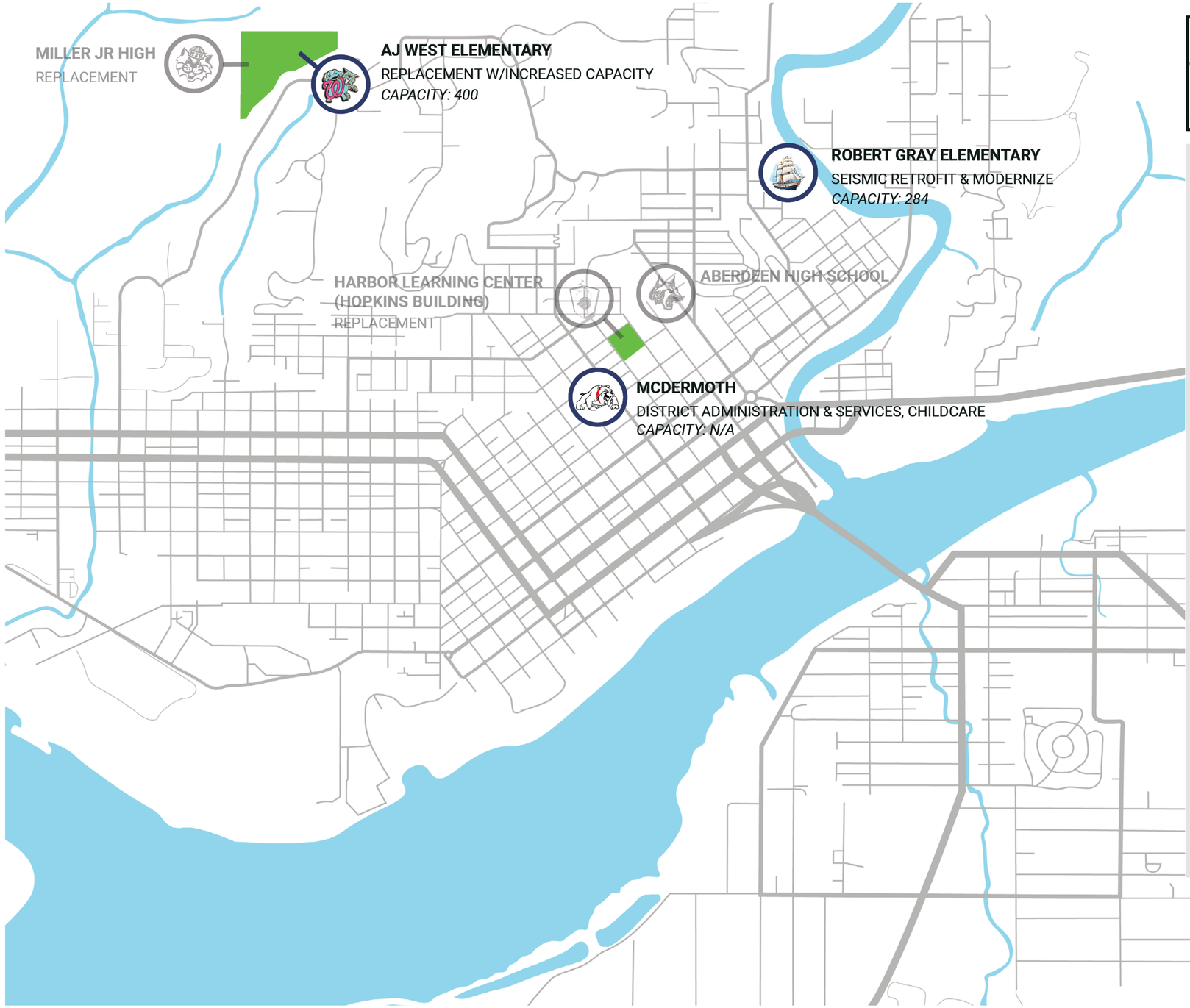
STEVENS ELEMENTARY
REPLACEMENT
CAPACITY: 450

ELEMENTARY SCENARIO 3A

Aberdeen School District Seismic Safety Grant & Master Planning

TCF A

Aberdeen School District





SCENARIO BREAKDOWN

- **AJ WEST ELEMENTARY**
  Replace at increased capacity at new north site
- **MCDERMOTH**
  Do not seismically retrofit & modernize, utilize for district admin offices and services including childcare
- **ROBERT GRAY ELEMENTARY**
  Seismically retrofit & modernize, no addition
- **CENTRAL PARK ELEMENTARY**
  Seismically retrofit & modernize or replace on site
- **STEVENS ELEMENTARY**
  Replace with increased capacity at new south site

CAPACITY	Current	Proposed
Stevens:	346	**400**
AJ West:	281	**400**
Central Park:	194	**194**
Robert Gray:	284	**284**
McDermoth:	375	**0**
TOTAL:	1,480	**1,278**

FEEDBACK RATING

Rating Scale: 1-5 hearts, in ascending order with most liked equaling 5.

CONSIDERATIONS

PROS:

- Consolidation of admin, student services and specialty offerings to (4) schools
- (2) new elementary schools could have matching programs
- More balance in capacity between North & South Aberdeen
- Maintains smaller elementary in Central Park and closes (1) less school than scenario 3A

CONS:

- Robert Gray moves to an alternate site during construction
- McDermoth does not qualify for seismic retrofit funding if removed from ASD inventory
- More facilities to operate and maintain than scenario 3A

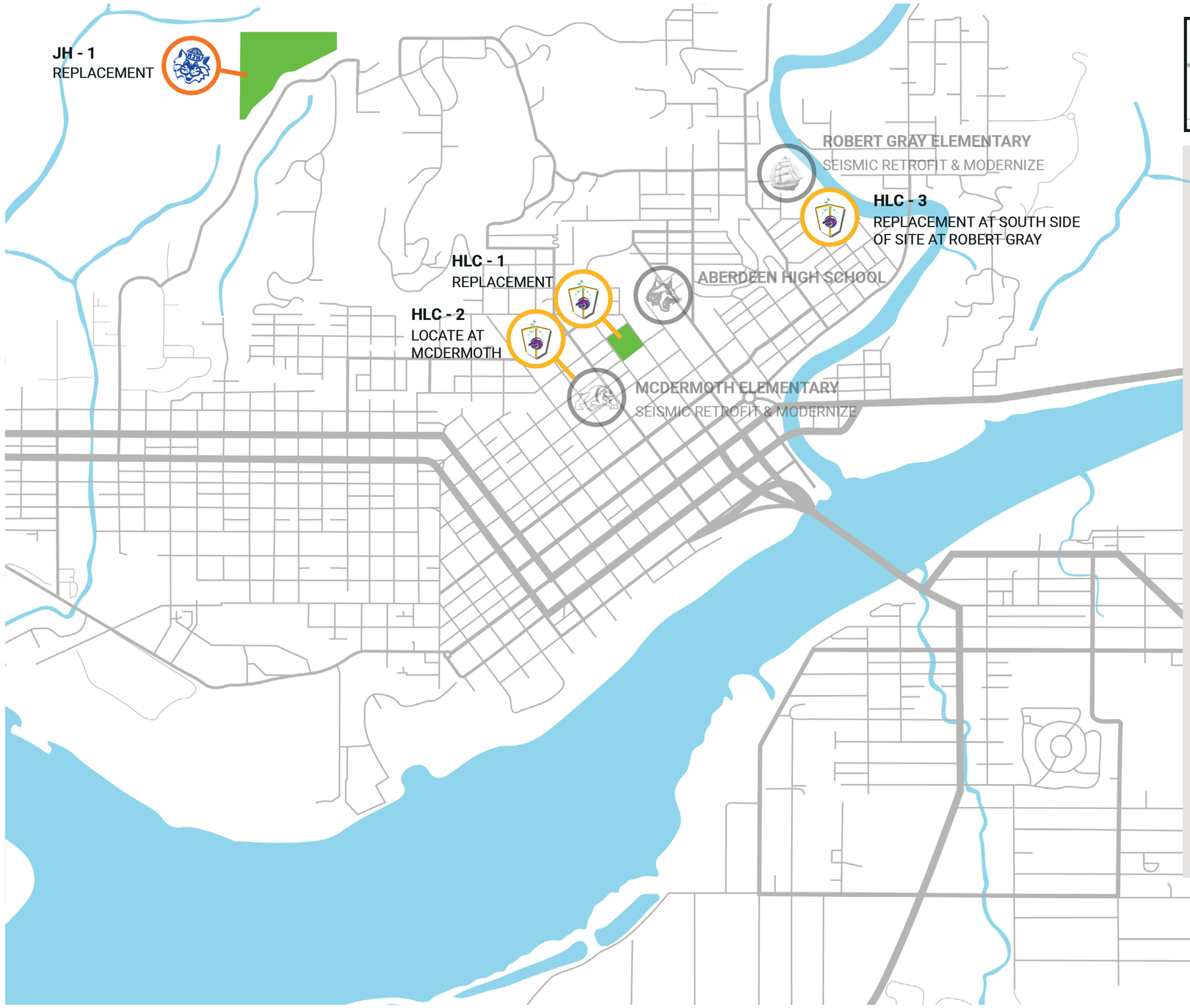
STEVENS ELEMENTARY
REPLACEMENT
CAPACITY: 400

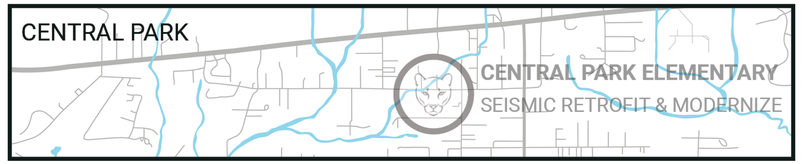
ELEMENTARY SCENARIO 3B

Aberdeen School District Seismic Safety Grant & Master Planning

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Aberdeen School District





SCENARIO BREAKDOWN

HLC - 1	**HARBOR LEARNING CENTER**	Replace at site near AHS
HLC - 2	**HARBOR LEARNING CENTER**	Replace at seismically retrofitted & modernized McDermoth
HLC - 3	**HARBOR LEARNING CENTER**	Replace at south side of Robert Gray site
JH - 1	**MILLER JR HIGH**	Replace at new location TBD

CAPACITY	Current	Proposed
Harbor Learning Center:	370	**300**
Miller:	694	**700**
TOTAL:	1,064	**1,000**

FEEDBACK RATING

HLC - 1	♥♥♥♥♥
HLC - 2	♥♥♥♡♡
HLC - 3	♥♡♡♡♡
JH - 1	♥♥♥♥♥

CONSIDERATIONS

PROS:

HLC - 1:
- Near AHS
- Site owned by ASD
- Design & construction could potentially start sooner

HLC - 2:
- Site owned by ASD
- Building size accommodates identified program components

HLC - 3:
- Most of site owned by ASD

JH - 1:
- Site outside of tsunami inundation zone
- A large enough site allows for all fields, etc., to be located at it

CONS:

HLC - 2:
- Only works if Scenarios ES-2A or ES-2B are chosen
- Space not purpose built for HLC & associated programs
- Can't happen until new elementarys are built & occupied
- Not likely McDermoth can be home to Robert Gray or Central Park during construction until after 2030
- Not much parking available

HLC - 3:
- Additional land purchase & street vacations likely needed

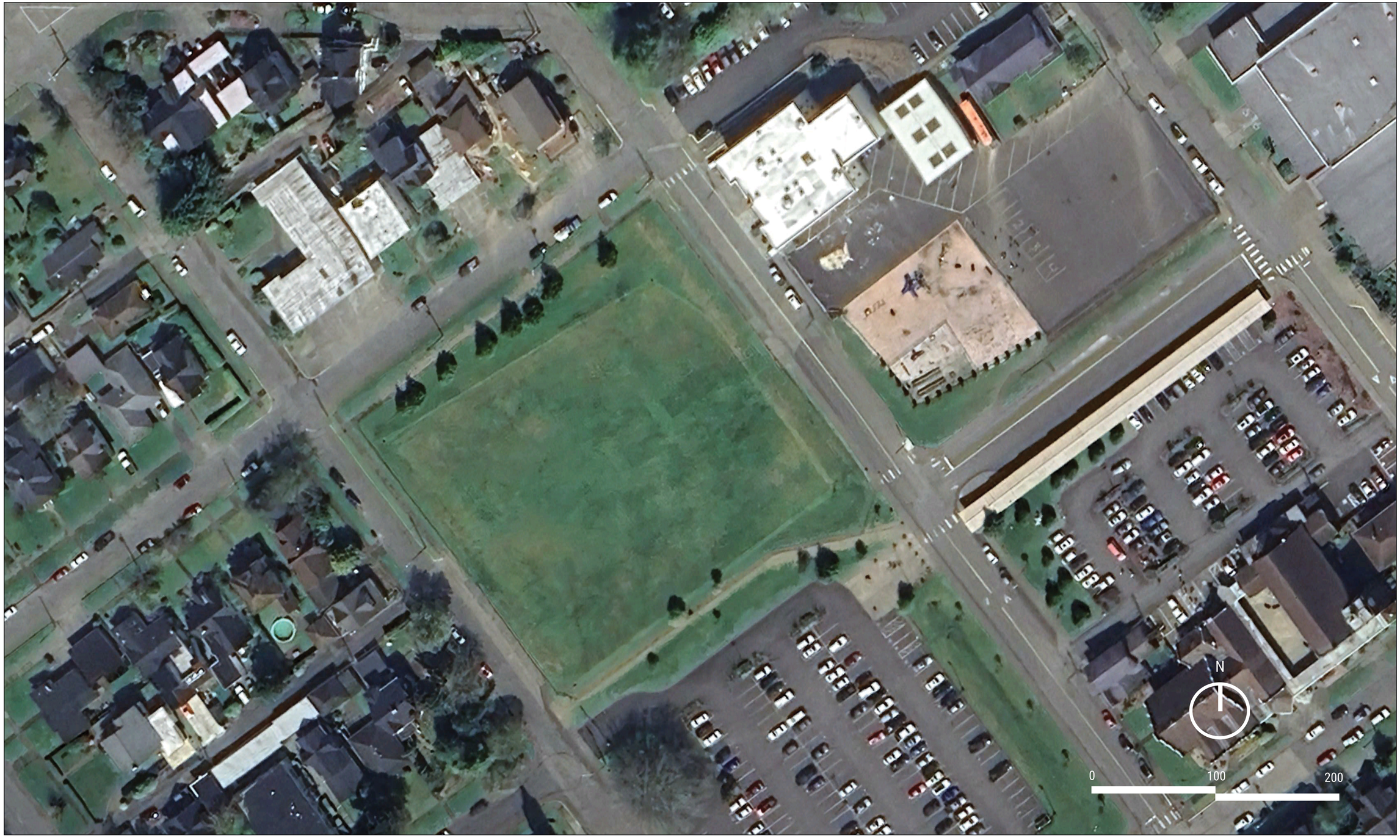
JH - 1:
- Additional land purchase & street vacations likely needed

HARBOR LEARNING CENTER + MILLER JUNIOR HIGH SCENARIOS

Aberdeen School District Seismic Safety Grant & Master Planning

TCF A

Aberdeen School District



HARBOR LEARNING CENTER PRELIMINARY SITE PLAN

Aberdeen School District Seismic Safety Grant & Master Planning

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