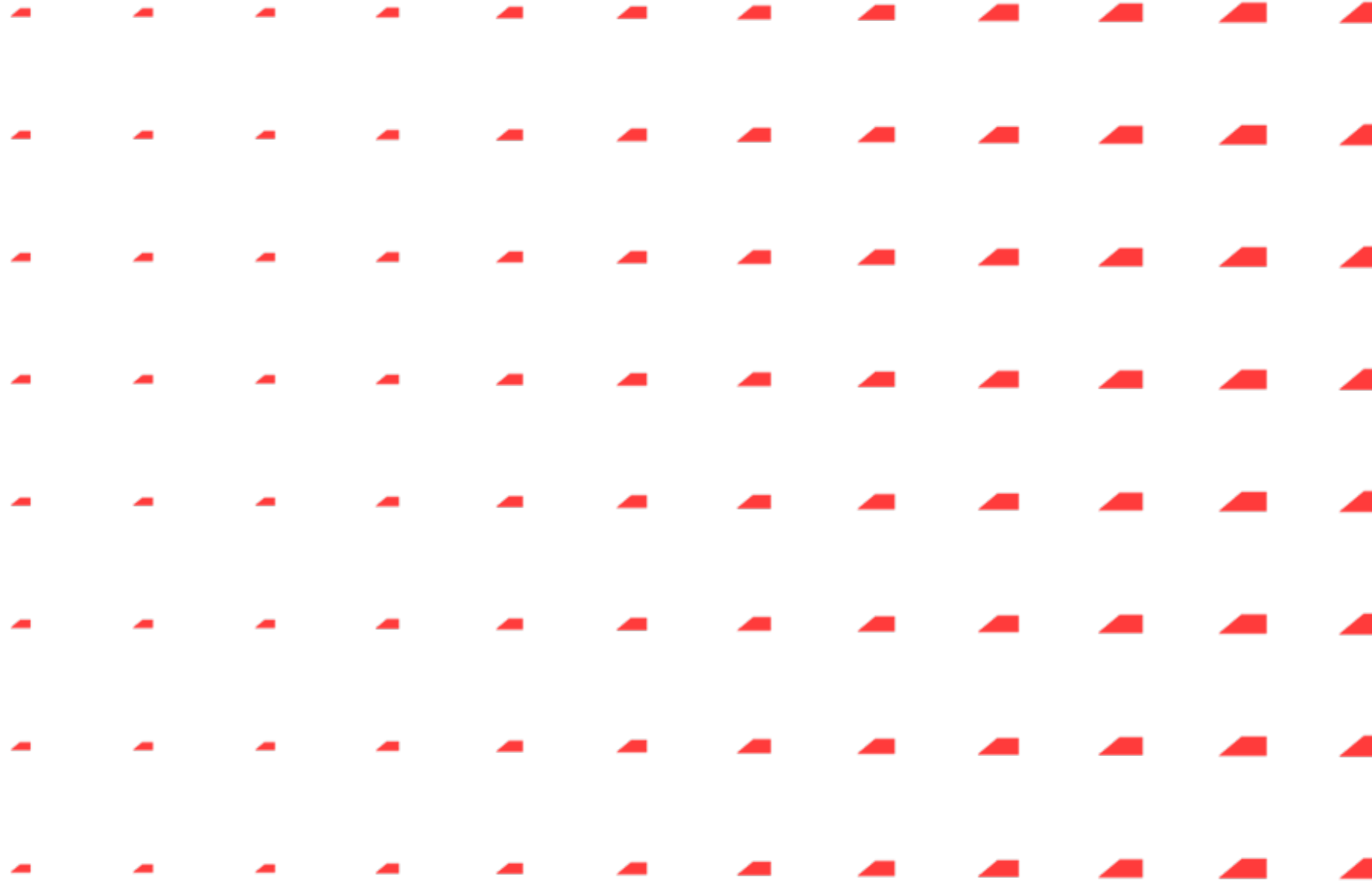




ABERDEEN SCHOOL DISTRICT

SCHOOL BOARD PRESENTATION | 09.16.2025

TCF **ESD112**



AGENDA

A North Aberdeen JR + ES Site Update

A South Aberdeen ES Site Update

A Harbor Learning Center Update

B Site Design

B Building Layout

B Exterior Design

B Interior Design

B Design

B Budget

B Schedule

A Minor Capital Projects

B Robert Gray ES + Central Park ES Intercom Replacement

B Aberdeen HS

- Guardrail Extension Project
- Culinary Classroom Project
- Wood / Auto Shop Canopy Extension



N. ABERDEEN JR HIGH + ELEMENTARY SCHOOL | UPDATE

MAY	JUN	2027 JUL	AUG	SEP	OCT	NOV
		OSPI Phase II Award Letter				
			Pre-Design			Schematic Design

A Phase I ✓

B Site Study / Property Acquisition ✓

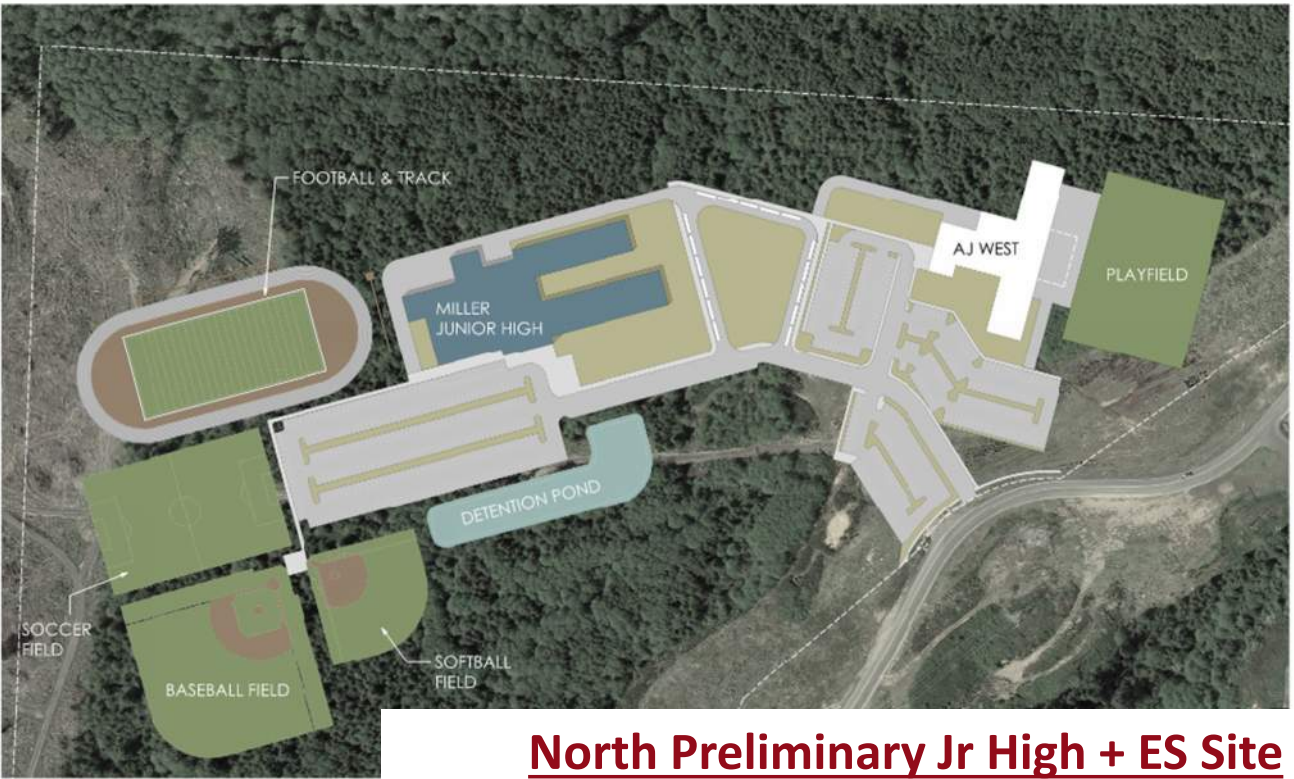
A Phase 2 – Pending Biennium Funding [27-29]

B JR High: 96,000 sq.ft | ES: 78,000 sq.ft

B 2 Stories

B Pre-Design

B Schematic Design



North Preliminary Jr High + ES Site

PHASE I - GEOTECHNICAL/SITE ANALYSIS

2

PHASE II – CONCEPTUAL DESIGN

PHASE III – DESIGN

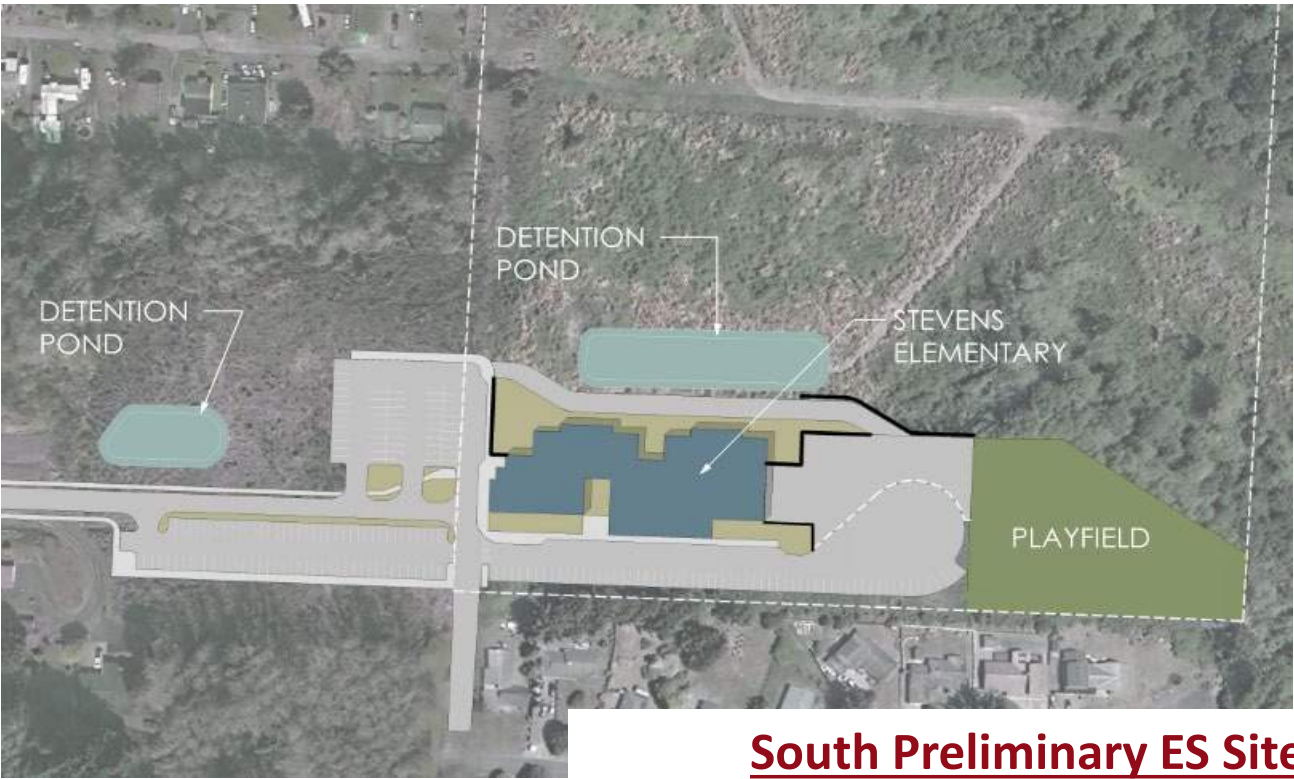
PHASE IV - CONSTRUCTION



S. ABERDEEN ELEMENTARY SCHOOL | UPDATE

JUL	AUG	SEP	OCT	NOV	DEC	2026 JAN
		OSPI Phase II Award Letter				
			Pre-Design			Schematic Design

- A Phase I ✓
 - B Site Study / Property Acquisition ✓
- A Phase 2 – Pending OSPI Approval
 - B 62,400 sq.ft
 - B 2 Stories
 - B Pre-Design
 - B Schematic Design

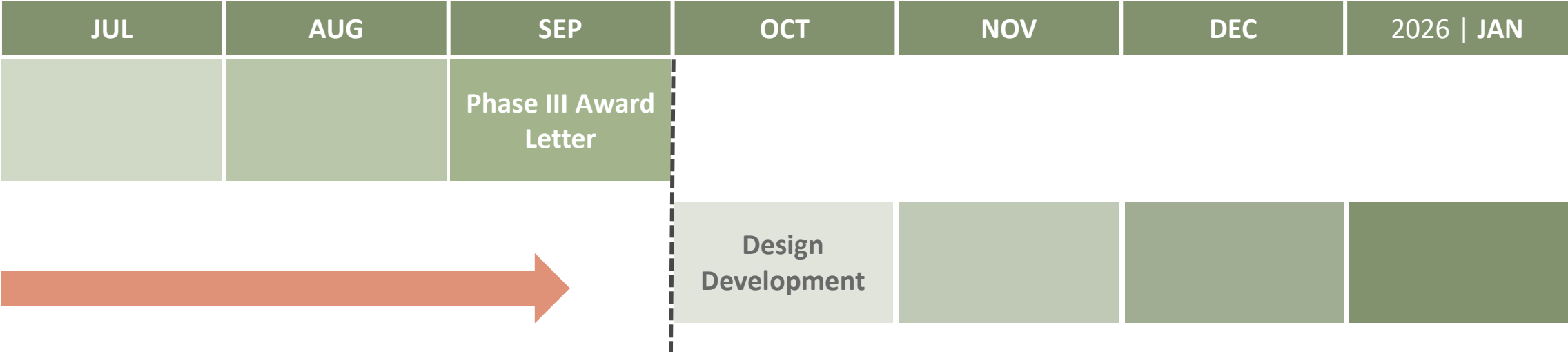


South Preliminary ES Site





HARBOR LEARNING CENTER | UPDATE



- A Phase I ✓
 - B Site Study / Property Acquisition ✓
- A Phase 2 – 98% Complete
 - B Schematic Design
 - B Value Engineering [VE]
- A Phase 3 – Pending OSPI Approval
 - B Design Development / Focus Groups



Harbor Learning Center Site

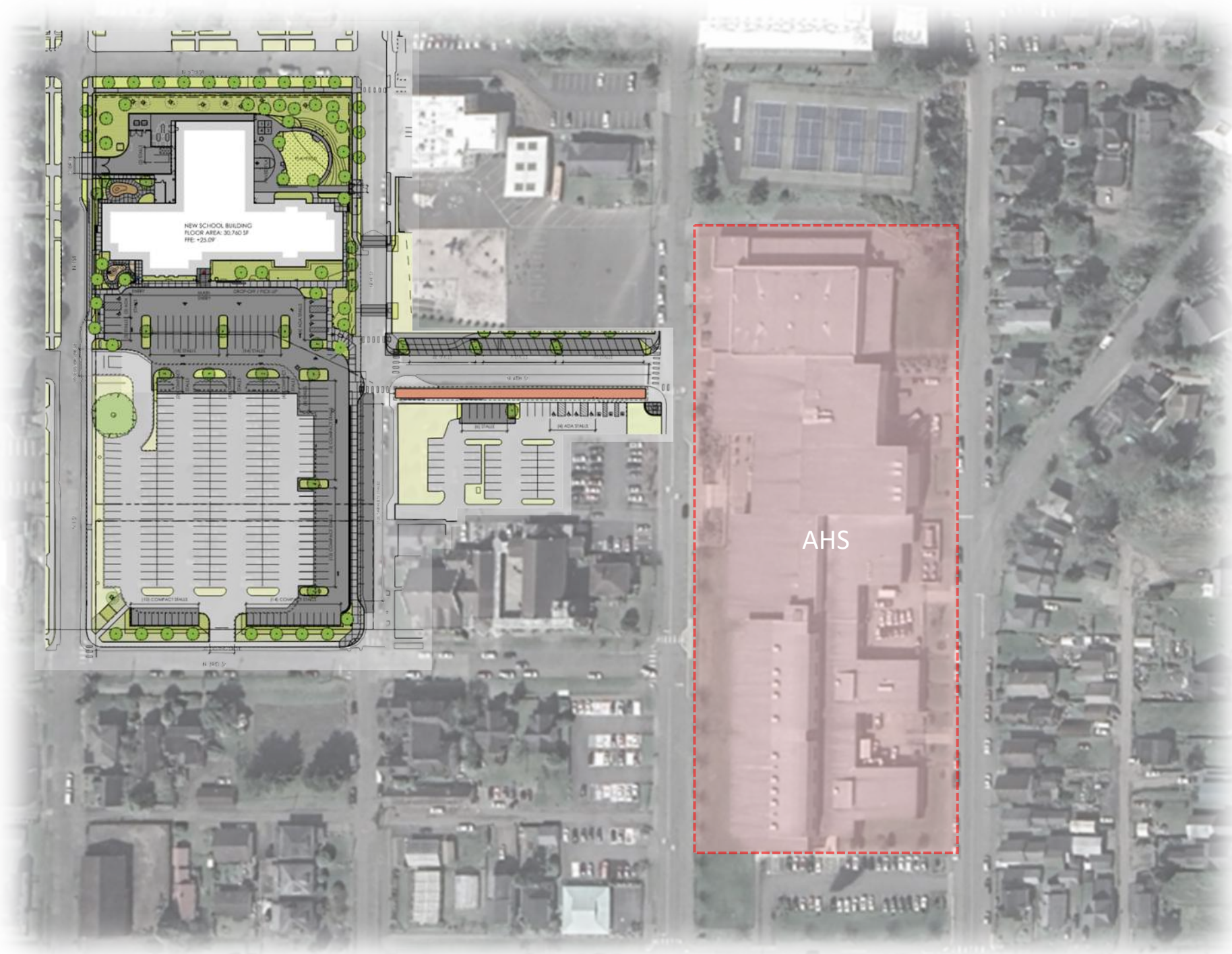




HARBOR LEARNING CENTER | UPDATE

Design Update

- A Phase 1 – Geotech & Structural Analysis ✓
- A Phase 2 – Schematic Design Nearing completion (98% SD set prepared)
- A Preferred site & floor plan **confirmed with stakeholders** (~46,007 SF)
- A Stakeholder & community engagement ongoing
- A Phase 3 - Design Development Construction Documents Pending Approval



Site Plan 

PHASE I - GEOTECHNICAL/SITE ANALYSIS

PHASE II – CONCEPTUAL DESIGN

2

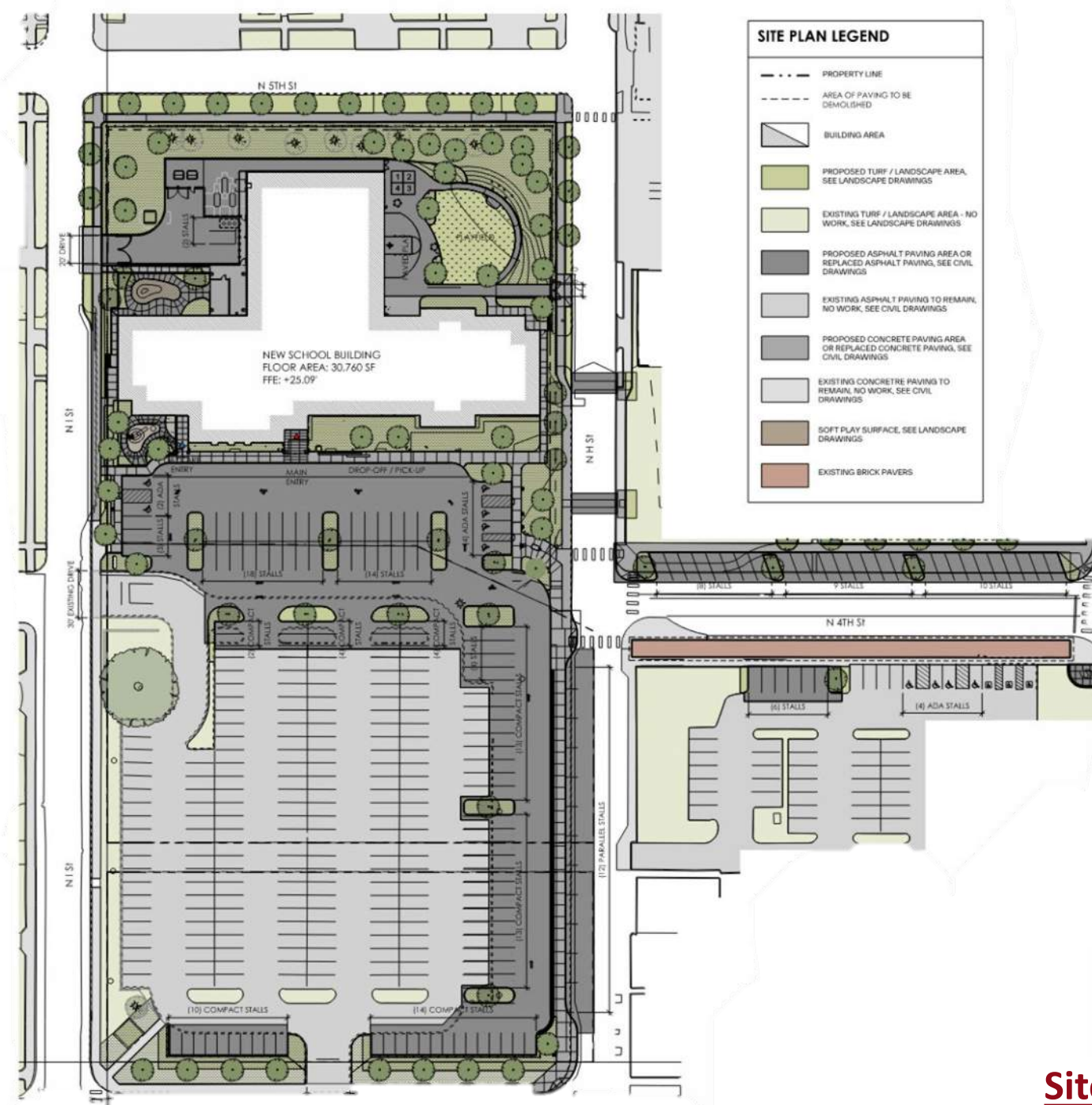
PHASE III – DESIGN

PHASE IV - CONSTRUCTION

TCF



- A** Building footprint is located **north of the tsunami inundation zone**





HARBOR LEARNING CENTER | FIRST FLOOR PLAN

Layout & Program

- A** Preferred “T”-shaped floor plan confirmed with HLC Staff.
- A** Straightforward circulation for students and staff efficient use of area
- A** Clear separation between programs (Jr/Sr High, GED, childcare, CTE, & Online)
- A** Supports safety, supervision, and flexible learning environments



Floor Plan 1



HARBOR LEARNING CENTER | SECOND FLOOR PLAN

Systems & Owner Preferred Requirements

- A Mechanical & electrical systems **selected**
- A Owner's Performance Requirements are documented with emphasis on **efficiency, maintainability, and durability** suitable for **marine environment**
- A Supports indoor environmental quality & acoustic performance



Floor Plan 2

PHASE I - GEOTECHNICAL/SITE ANALYSIS

PHASE II - CONCEPTUAL DESIGN

2

PHASE III - DESIGN

PHASE IV - CONSTRUCTION



HARBOR LEARNING CENTER | DESIGN PROCESS

Design Progress & Compliance

- A Structural System:** Type IIB steel framing with BRB shear selected
 - B** Wood (Type V-B) evaluated, but not pursued due to seismic resilience, durability, and lifecycle concerns
- A Sustainability:** WSSP 2023 scorecard at 69 points, meeting Class I baseline now
 - B** Additional “maybe” credits available to reinforce compliance in Design Development
- A Energy Compliance:** WSEC 2021 Chapter C406 requirements met and exceeded
 - B HVAC / Lighting Efficiency:** 48 credits required 48 credits secured, with additional alternates under study for added flexibility
 - B Electrical Load Management:** 15 credits required - 23 credits secured
- A Ongoing Coordination:** Sustainability workshops refining daylighting, acoustics IAQ, and energy strategies

Wood vs. Steel Advantage

Category	Type II-B (Steel/Concrete)	Type V-B (Wood-Framed)	System of Advantage	Weather & Moisture Resilience (Aberdeen)	Resilient to moisture, mold, and rot	Higher risk of water intrusion, warping, mold	Type II-B
Max Allowable Area (2-story Group E w/ full increases)	123,375 SF	49,875 SF	No Advantage	Cladding Material Flexibility	Supports all cladding types easily	Feasible; Some cladding types will need to consider fire resistant details and cladding support for heavier cladding systems.	Type II-B
Typical First Floor Max (w/o fire walls)	Up to ~61,000 SF	~33,250 SF (Fire walls would be required if this area was exceeded)	Type II-B	Construction Sequencing Flexibility	High; framing independent of finishes	Tight; trades must follow strict sequence to avoid rework	Type II-B
Structural Fire Resistance	None required (non-combustible)	None required (combustible framing)	No Advantage	Site Utilization for Area Increases	High more tolerant of tighter site or setbacks	Highly dependent on open space; frontage increases often required	No Advantage (Full frontage available on all 4-sides)
Exterior Wall Fire Rating (if <10')	1-hr w/in 10' of lot line, easy w/ metal stud	1-hr if <10' from lot line; complex with GWB over wood	No Advantage (No adjacent lot lines)	Exit Discharge & Egress Path Layout	Flexible; more forgiving in layout and discharge routing	Must carefully route and terminate at exterior within fire-rated corridors	Type II-B (if fire rated corridors are needed)
Draft Stopping (Floors & Attics)	Not required	Required in floors/attics every 3,000 SF	Type II-B	Framing & Draft Stop Impact on HVAC/Lighting	Minimal; open web steel joists simplify coordination	Framing often conflicts with systems soffits and furring common	Type II-B
Fire Blocking in Concealed Spaces	Minimal	Extensive: wall, ceiling, chases	Type II-B	Span Capability for Large Spaces (Gym, Commons)	Excellent; long clear spans, good for gym/commons	Limited; without engineered lumber; harder to span gym/commons	Type II-B
Corridor Fire-Rating Likelihood	Sometimes (if >75' travel), but easier to avoid	Often required due to longer corridors and lower fire resistance	Type II-B	Insurance & Code Oversight	Standard; lower scrutiny due to materials	Higher scrutiny for fire blocking, concealed spaces. Additional builders risk required for wood construction	Type II-B
Shaft Enclosure (Stairs/Elevators)	1-hr required for 2-story stairs/elevators	1-hr required; more complex gypsum detailing	Type II-B	Upfront Cost Efficiency	Moderate upfront cost	Lower upfront cost (materials/labor)	Type V-B
MEP Shaft Penetration Strategy	Simpler firestop systems; easier access	Tight cavity access; heavy reliance on blocking/fire sealants	Type II-B	Lifecycle Durability & Maintenance	Longer lasting; lower maintenance	Higher maintenance; lower long-term durability	Type II-B
Sprinkler Layout Complexity	Straightforward; pendent or upright heads	Complex; sidewall, attic, and specialty heads common	Type II-B	Local Contractor Availability (Aberdeen)	May require importing steel-qualified crews	Good pool of wood-framing contractors	Type V-B
Acoustic Performance (STC/IIC)	High baseline performance; less treatment needed	Weaker without upgrades; needs resilient channels and insulation	Type II-B	Seismic Resilience for Risk Category III (SDC D)	High steel braced frames and rigid diaphragms perform well; easier detailing and deflection control	Moderate engineered shear walls required; more detailing, anchorage, and diaphragm stiffness challenges	Type II-B
				Footings Sizes	Heavier footings to receive lateral frames.	Lighter Weight for wood brace frame assemblies	Type V-B
				Window Placement	More open due to brace frames freeing up wall area.	May be limited in some locations to allow for enough shear wall area.	Type II-B
				Sustainability	Carbon is used to create steel during fabrication and smelting	Wood encapsulates more carbon during its growth then is used for its fabrication and delivery.	Type V-B

PHASE I - GEOTECHNICAL/SITE ANALYSIS

PHASE II – CONCEPTUAL DESIGN

2

PHASE III – DESIGN

PHASE IV - CONSTRUCTION



HARBOR LEARNING CENTER | BUDGET

Budget Summary

- A Current schematic design estimate: **\$38.43M**
- A District-approved **MACC: \$36.71M**
- A Estimate is **~\$1.72M over MACC**
- A **Value Engineering items under review**, including:
 - B Elimination of stormwater detention (~\$1.5M savings)
 - B Reduction of curtainwall in favor of storefront/fiberglass
 - B Use of steel joists at roof framing in lieu of wide-flange beams
 - B Reduction of acoustical decking
- A District will prioritize VE strategies that **do not compromise building performance, safety, or durability**

ABERDEEN SCHOOL DISTRICT
HARBOR LEARNING CENTER
ABERDEEN, WA
SCHEMATIC DESIGN ESTIMATE



Date: September 8, 2025

COST GROUP

OVERALL SUMMARY CONSTRUCTION COST

	GFA	\$/SF	\$
Building	46,007 SF	698.89	32,153,818
Sitework			6,362,483
Off-Site Improvements			283,541

TOTAL COST OF WORK 38,799,843

ALTERNATES

1. WSSP IEQ 4.1 Improved Acoustical Performance	214,976
2. Type V-B Wood Framing (fully sprinklered)	(1,189,803)
3. Service Yard Finishes	(65,108)
4. Replace Fiberglass Windows with Storefront Windows	(15,343)
5. Curtain Wall Reduction	(192,360)
6. Add waterproof membrane system below SOG	163,749
6. Alternate Teaching Wall Casework	56,644

MACC - \$36,708,061
CHANGE FROM PD: \$1,723,615

PHASE I - GEOTECHNICAL/SITE ANALYSIS

PHASE II - CONCEPTUAL DESIGN

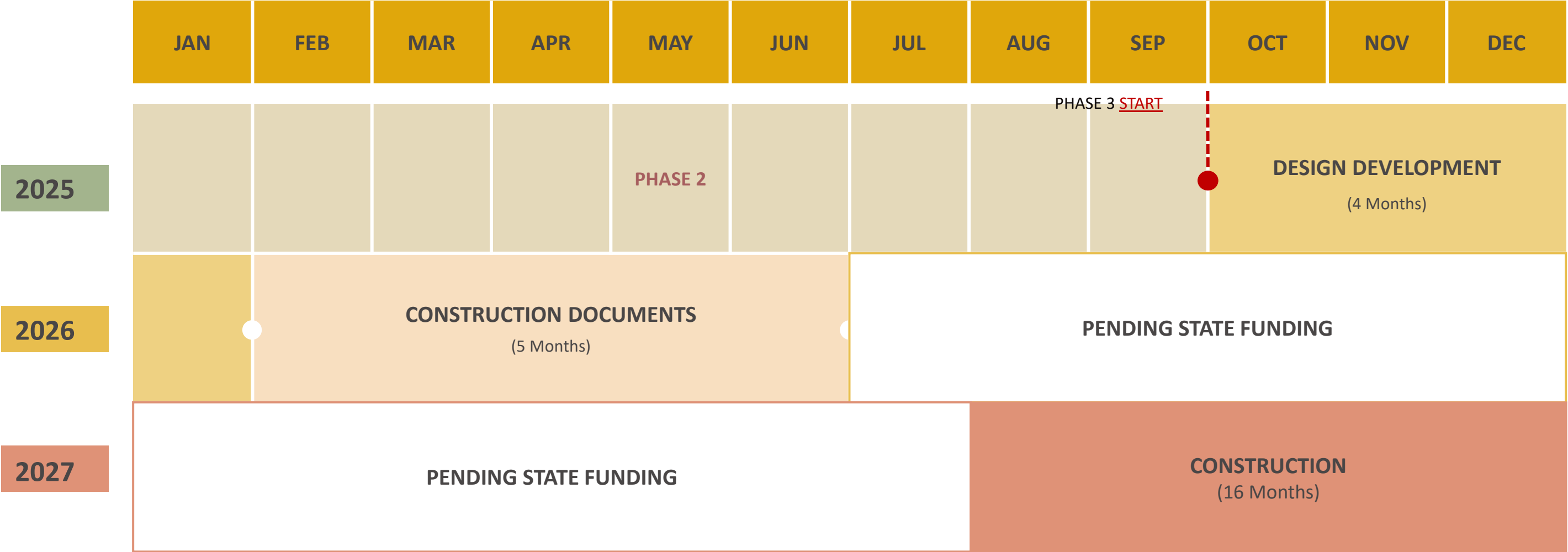
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PHASE III - DESIGN

PHASE IV - CONSTRUCTION



HARBOR LEARNING CENTER | SCHEDULE





Front View



Massing study refined with stakeholder input



Emphasis on easy-to-maintain systems and long building life cycle



Focus on durability in marine climate – sloped metal roofs, masonry cladding, and robust detailing



Northeast View



Building form leverages **site topography** to create protected outdoor learning areas



Outdoor activity spaces designed for flexibility and supervision



Massing provides **privacy and security** while maintaining community openness

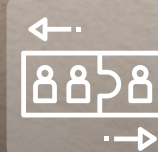
Cafeteria View



Interior concepts developed in collaboration with **stakeholders**



Structural systems expressed in design to support openness and durability



Studies illustrate how layout supports supervision and program separation



MINOR CAPITAL PROJECTS

ROBERT GRAY + CENTRAL PARK INTERCOM REPLACEMENT

JUN	JUL	AUG	SEP	OCT	NOV	DEC
Bid Docs Production	Electrocom Proposal Approval	KCDA PO Confirmation w/Electrocom				
			Start of Construction			Project Completion

- A Design | Contractor Procurement ✓
 - B Bid Set / KCDA Purchase Orders ✓
- A Construction
 - B Pre-Construction Meeting 09.16.2025 ✓
 - B Start of Construction 09.22.2025
 - B Material Lead Time: 2-3 Weeks
 - B Swing Shift Hours Only

Existing Conditions





B Scope of Work + Cost Estimates ✓

B District selection of priority projects

B Schematic Design Kick-Off

B DD + CD Production

B Tentative Summer'26

Construction





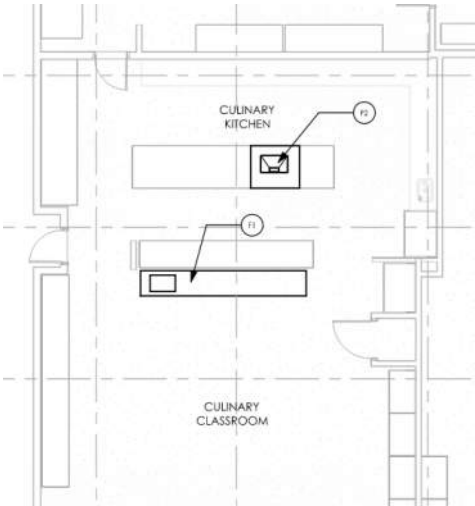
MINOR CAPITAL PROJECTS

ABERDEEN HS | CULINARY CLASSROOM PROJECT

JUL	AUG	SEP	OCT	NOVE	DEC	2026 JAN
Scope of Work Identification	Cost Estimate[s]	Final Feasibility Report	District Project Prioritization Selection	Schematic Design		

- A Feasibility Report ✓
- B Scope of Work + Cost Estimates ✓
- A Next Steps
 - B District selection of priority projects
 - B Schematic Design Kick-Off
 - B DD + CD Production
 - B Tentative Summer'26 Construction

Proposed Design





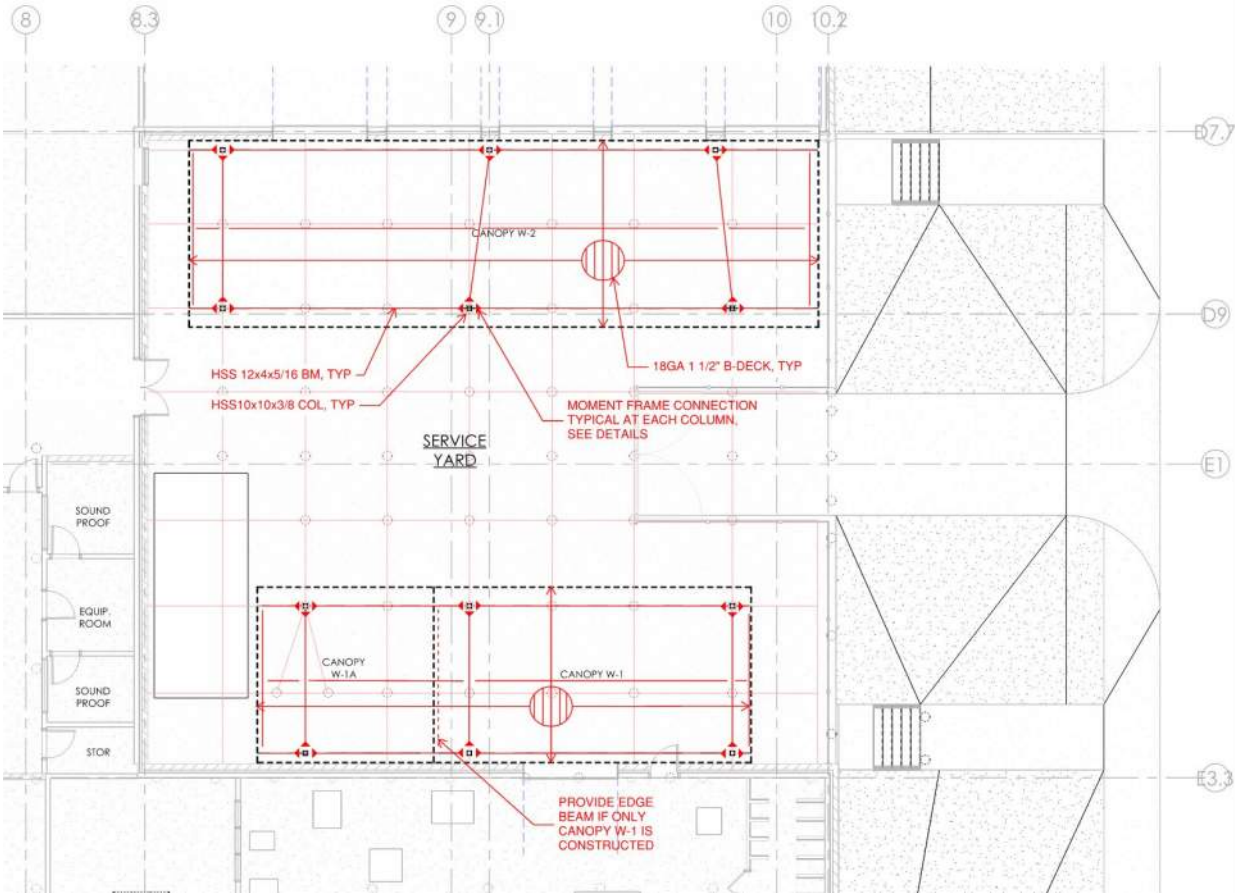
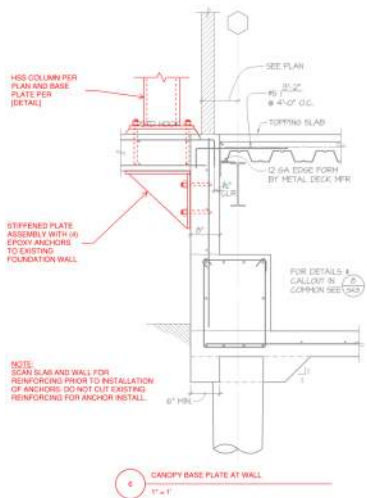
MINOR CAPITAL PROJECTS

ABERDEEN HS | WOOD / AUTO SHOP CANOPY PROJECT

JUL	AUG	SEP	OCT	NOVE	DEC	2026 JAN
Scope of Work Identification	Cost Estimate[s]	Final Feasibility Report	District Project Prioritization Selection	Schematic Design		

- A Feasibility Report ✓
- B Scope of Work + Cost Estimates ✓
- A Next Steps
 - B District selection of priority projects
 - B Schematic Design Kick-Off
 - B DD + CD Production
 - B Tentative Summer'26 Construction

Proposed Design





MINOR CAPITAL PROJECTS

DISTRICT WIDE PROJECTS

HIGHEST PRIORITY PROJECTS 2026

Aberdeen High School	- Parking Lot - South Lot - Ramp / Sidewalk repairs - South Entry - Vestibule - Intercom Replacement
District Wide	- Technology - Food Service Allowance
McDermoth Elementary	- Ramp - Entry Camera/Intercom/Door Release - Intercom Replacement
Robert Gray Elementary	- Vestibule - Intercom Replacement
Miller Elementary	Intercom Replacement
Central Park Elementary	Intercom Replacement
Stevens Elementary	Intercom Replacement
AJ West Elementary	Intercom Replacement
Habor Learning Center	Intercom Replacement
Admin Building	- Ramp - Entry Camera/Intercom/Door Release

2027 - 2029 PROJECTS

Aberdeen High School	- Re-roof 1/4 of building for 2027, 2028 & 2029 - Resurface Tennis Courts - Access Control
Stewart Field	- Parking Lot Repair - Roof - Retaining Wall Repair - Wood Structure Repairs
District Wide	- Technology - Food Service Allowance
Maintenance Building	HVAC
Central Park Elementary	Replace Playground Equipment
Robert Gray Elementary	- Replace Ramp to Portable - Access Control
Admin Building	- Sidewalk Repairs - Walls - Seal exterior brick/masonry/concrete walls & paint wood/doors & frames
McDermoth Elementary	Elevator

Note that the projects identified as HIGHEST PRIORITY PROJECTS 2026 and 2027-2029 PROJECTS are listed in descending order of potential magnitude of scope and cost.



Questions?



THANK YOU