

# Capital Projects Update

## New High School – Intent to Build

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# Purpose

## New High School

- Update on logistics and process for intent to build
  - Project Design Recap
  - Project Budget
  - Construction Budget
  - Project Management Services
- Present information for Board action necessary to get started
  - Request approval of the GMP and associated resolution
  - Request approval of the Intent to Construct and associated resolution
- Share timelines and next steps

## Key Term Definition

- **A Guaranteed Maximum Price or GMP** is a construction contract method in which the contractor agrees that the total project cost will not exceed a specified maximum amount. If the work ends up costing less, the savings typically return to the owner; if it costs more, the contractor is responsible for covering the overage unless the scope changes. This approach provides cost certainty for the owner while still allowing collaborative project development.

# New High School - Project Design Recap

## What is Design-Build and why do we use it?

- The project delivery method is a Design-Build: ([Design-Build more information](#))
- A design-build team is made up of a contractor (builder) and an architecture firm (designer) where the builder leads the team.
- The owner (Issaquah School District) selects the design-builder primarily based on qualifications, before major design decisions, pricing, or scheduling are finalized.
- The owner and design-builder work collaboratively in early project phases to develop design, refine risks, and align on budget and schedule.
- Final price or Guaranteed Maximum Price (GMP) is negotiated later, once enough design development and risk assessment have occurred.

# New High School - Project Design Recap (cont)

## Project Timeline related to Design-Build

- Based on the Design-Build selection process, the team chosen by the District was Skanska USA Building and Bassetti Architects.
- A Design-Build contract was signed with Skanska USA Building in October of 2020.
- The Design-Build Team has worked through the design and permitting process over the last 5+ years.
- A Guaranteed Maximum Price (GMP) contract amendment has been proposed by Skanska USA Building, vetted by the ISD team and will be presented for Board approval later in the presentation.

# New High School - Overall Project Budget

\$ 108,807,012 - Construction Cost (GMP)\*

\$ 44,421,330 - Soft Costs\*\*

\$ 14,822,340 - Project Contingency

**\$ 168,050,682 - Total Project Budget\*\*\***

*\*Guaranteed Maximum Price as of March 11, 2026*

*\*\*Soft Costs includes a spent-to-date amount of \$23,192,697 as of December 31, 2025*

*\*\*Soft Costs include all costs associated with design, pre-construction, consultants, permitting, testing, inspections, commissioning, furniture, technology, equipment and supplies.*

*\*\*\* [\(New High School Project Budget Update\)](#)*

# New High School - Construction Budget

\$ 110,383,350	- Original Construction Cost
<u>\$ 108,807,012</u>	- Guaranteed Maximum Price (GMP)
<b>\$ 1,576,338</b>	<b>- Delta added to Contingency</b>

# New High School – PM Services

## Project Management Services

- The District has chosen Turner Townsend Heery (TTH) to provide project management services for the New High School project.
- TTH staff will supplement the ISD Capital Projects staff for day-to-day management of the project.
- The cost of these Project Management Services have been accounted for in the overall project budget.

# Aerial View

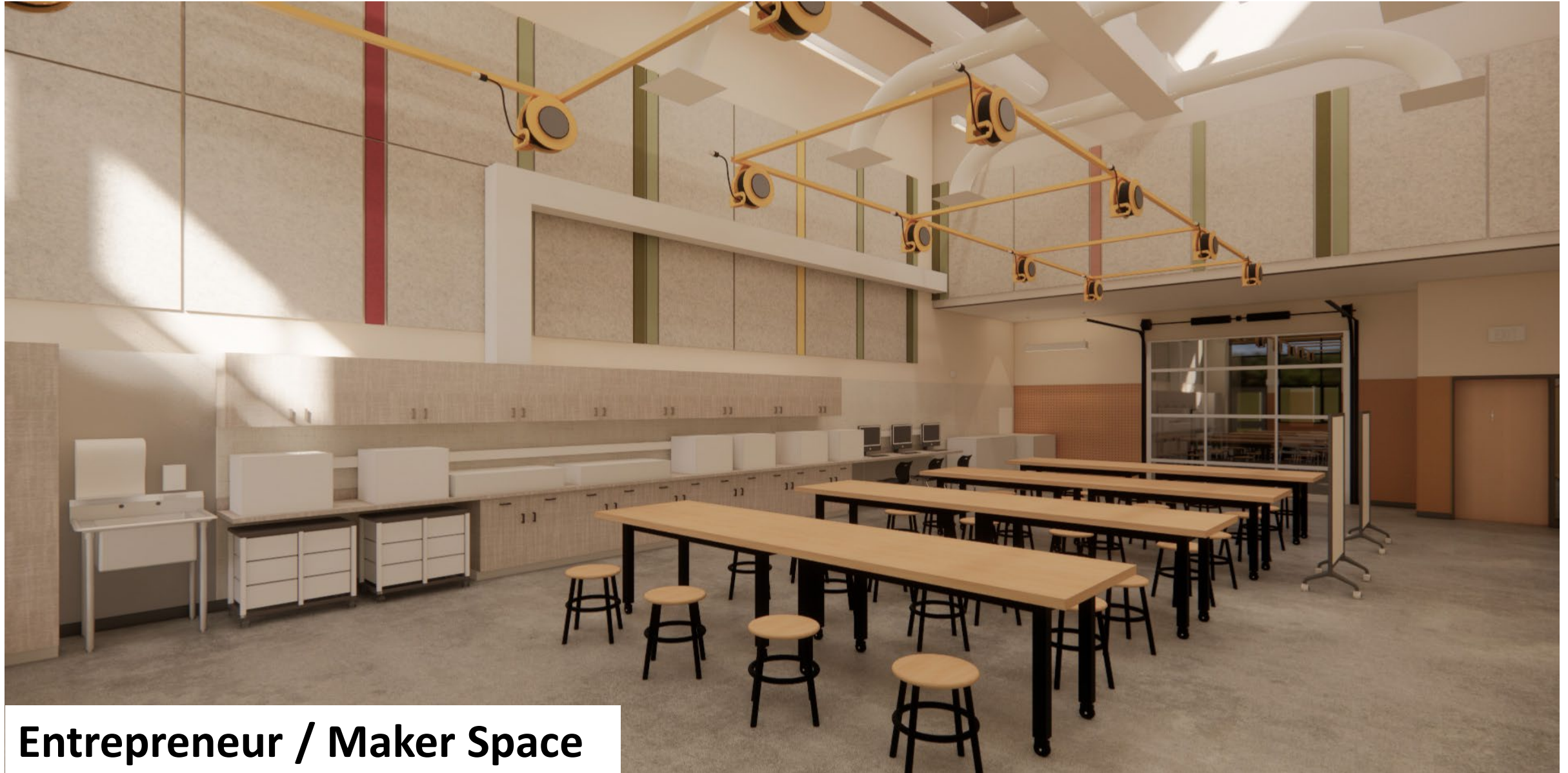


# Front Entrance





**Commons**



**Entrepreneur / Maker Space**

# New High School - Update

- Awaiting issuance of the Siteworks 1 Permit which will allow the contractor to start the sitework.
- Expected sitework start date is now April 1, 2026
- Expected opening date of the school remains August 2027
- Work through programming development with ISD staff and the design-build team.
- Groundbreaking ceremony date: TBD
- Get the New High School project underway!

## Key Term Definition

- **The School Construction Assistance Program or SCAP** is the Washington State [Office of Superintendent of Public Instruction \(OSPI\) School Construction Assistance Program](#) and provides state-funded financial assistance to public school districts for constructing new, or modernizing existing, permanent instructional facilities. It is a partnership requiring districts to secure local, voter-approved bonds or levies first, with funding based on student enrollment projections, eligible square footage, and a state funding assistance percentage.

# New High School – GMP & Resolution

## Board Approval of the GMP

- As part of the SCAP funding, OSPI requires a Board Resolution approving the GMP (Guaranteed Maximum Price) for the construction portion of the project.
- The GMP for the construction portion of the project is \$108,807,012 (amount includes WSST).
- Original budgeted Construction Cost Estimate was \$110,383,350
- Request that the Board approve the GMP and associated resolution.

# New High School – Intent to Construct Resolution

## Board Resolution stating Intent to Construct

- As part of the SCAP funding, OSPI requires a Board Resolution stating the Board's Intent to Construct the New High School project.
- Request that the Board approve the Intent to Construct Resolution.

# **New High School Project FAQs link:**

**[\*ISD New High School webpage\*](#)**

**(Project FAQs are one of the tabs)**

# **Questions**