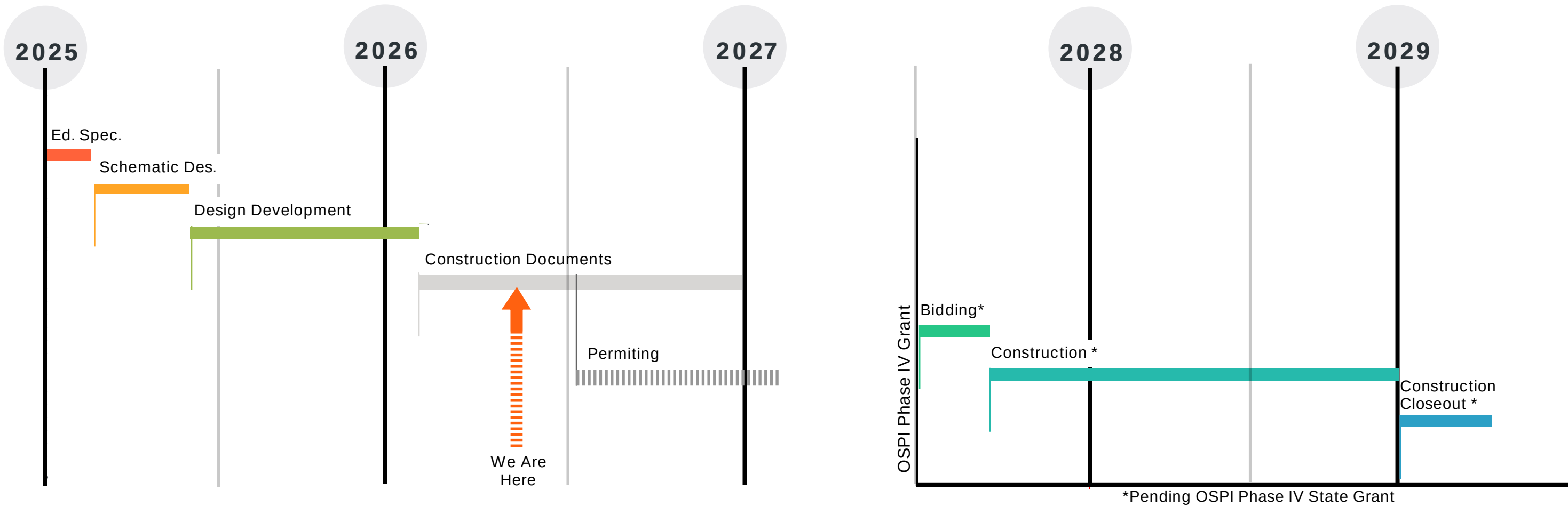
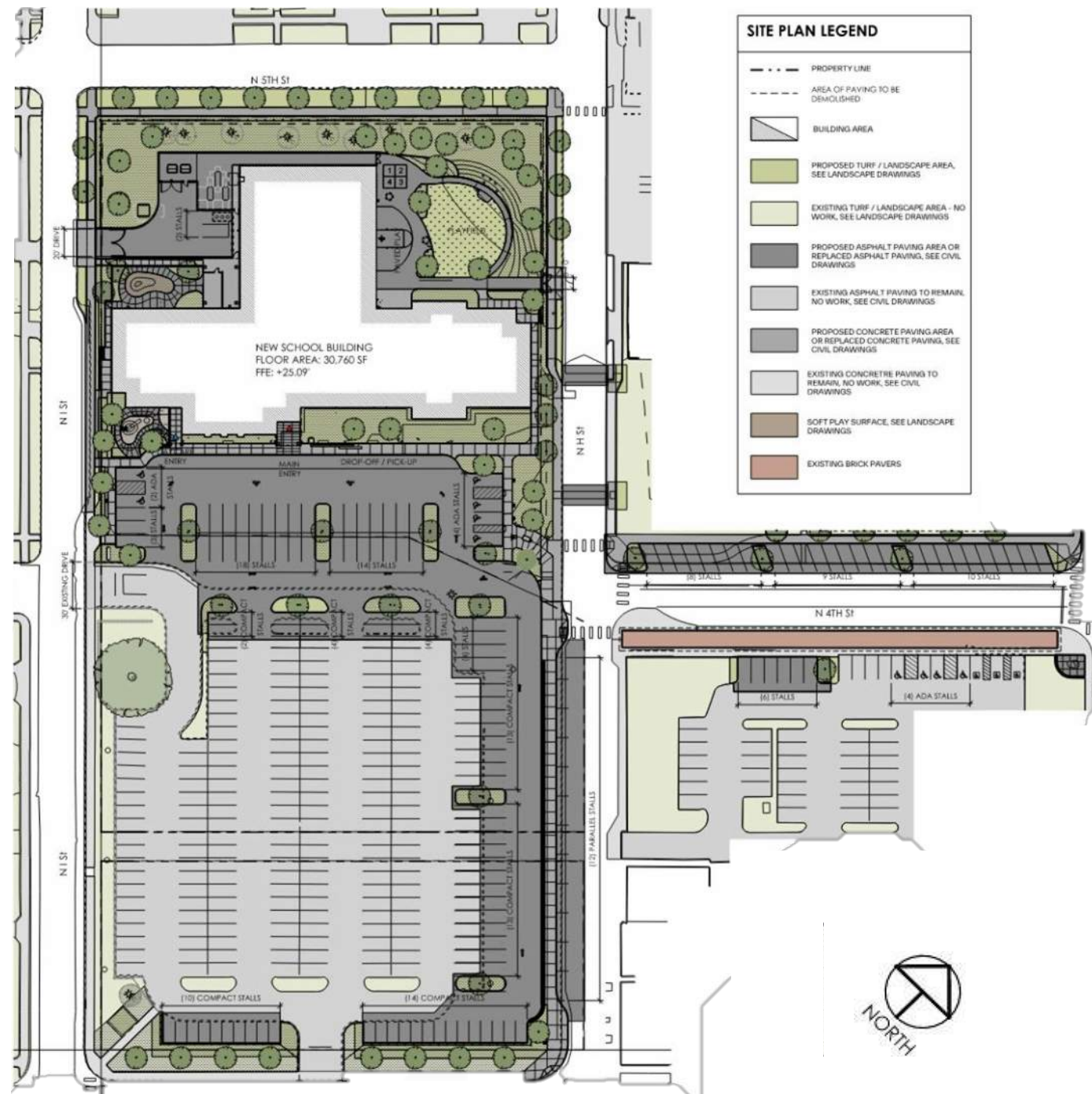


Project Schedule

Future Milestones

- Constructibility Review 6/10/2026
- Permit Submittal 6/11/2026
- 100% Construction Documents 12/10/2026





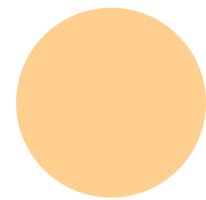
Area of Work

AHS

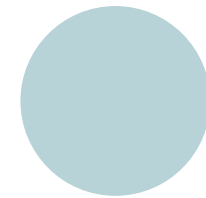
NEW SCHOOL BUILDING
PLAYGROUND
PARKING LOT

EXISTING SCHOOL BUILDING

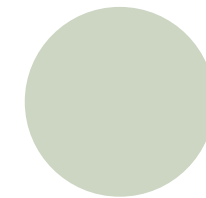
Harbor Learning Center Update



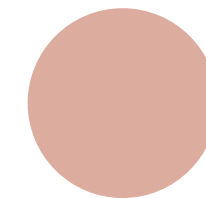
Harbor High



Open Doors



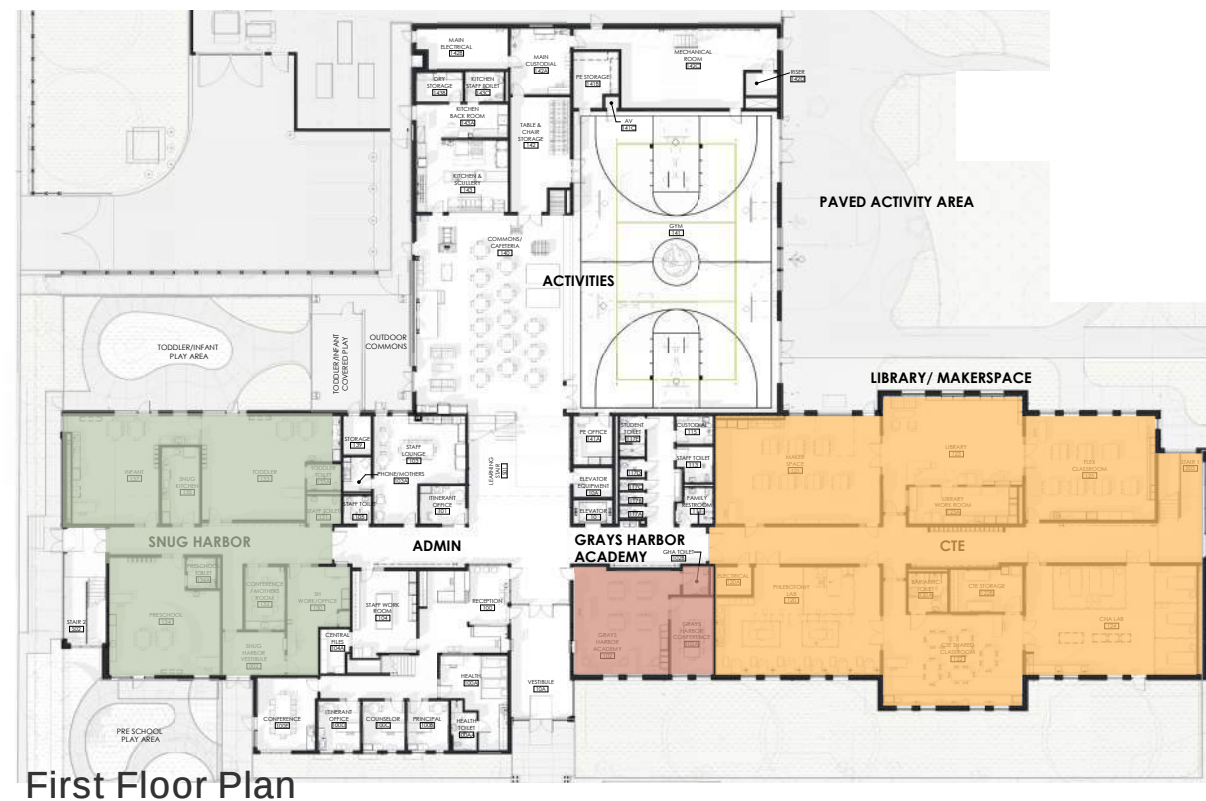
Snug Harbor



Grays Harbor



Second Floor Plan



First Floor Plan









Summary of 3rd Party Estimate

ABERDEEN SCHOOL DISTRICT
HARBOR LEARNING CENTER
ABERDEEN, WA
DESIGN DEVELOPMENT ESTIMATE
BUILDING

GROSS FLOOR AREA: 45,222 SF
DATE: February 6, 2026

RC COST GROUP

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL	GROUP TOTAL	COST PER SF
A10	FOUNDATIONS		\$ 2,194,111	\$ 48.52
A1010	Standard Foundation	\$ 757,517	\$ 16.75	
A1020	Special Foundation	\$ 880,761	\$ 19.48	
A1030	Slab on Grade	\$ 555,832	\$ 12.29	
A20	BASEMENT WALL CONSTRUCTION	\$ -	\$ -	\$ -
A2010	Basement Excavation	\$ -	\$ -	
A2020	Basement Wall Construction	\$ -	\$ -	
B10	SUPERSTRUCTURE		\$ 3,700,525	\$ 81.83
B1010	Floor & Roof Construction	\$ 3,700,525	\$ 81.83	
B20	EXTERIOR ENCLOSURE		\$ 3,530,465	\$ 78.07
B2010	Exterior Walls	\$ 2,616,283	\$ 57.85	
B2020	Exterior Windows	\$ 635,650	\$ 14.06	
B2030	Exterior Doors	\$ 278,531	\$ 6.16	
B30	ROOFING		\$ 1,708,489	\$ 37.78
B3010	Roofing	\$ 1,708,489	\$ 37.78	
C10	INTERIOR CONSTRUCTION		\$ 2,372,587	\$ 52.47
C1010	Partitions	\$ 1,470,020	\$ 32.51	
C1020	Interior Doors	\$ 616,573	\$ 13.63	
C1030	Fittings and Specialties	\$ 285,994	\$ 6.32	
C20	STAIRS		\$ 257,750	\$ 5.70
C2010	Stair Construction	\$ 257,750	\$ 5.70	
C30	INTERIOR FINISHES		\$ 1,527,407	\$ 33.78
C3010	Wall Finishes	\$ 581,058	\$ 12.85	
C3020	Floor Finishes	\$ 523,435	\$ 11.57	
C3030	Ceiling Finishes	\$ 422,914	\$ 9.35	
D10	CONVEYING		\$ 155,000	\$ 3.43
D1010	Elevators & Lifts	\$ 155,000	\$ 3.43	
D20	PLUMBING		\$ 1,305,176	\$ 28.86
D2010	Plumbing	\$ 1,305,176	\$ 28.86	
D30	HVAC		\$ 3,749,877	\$ 82.92
D3010	HVAC	\$ 3,749,877	\$ 82.92	
D40	FIRE PROTECTION		\$ 324,093	\$ 7.17
D4010	Sprinkler System	\$ 324,093	\$ 7.17	
D50	ELECTRICAL		\$ 4,373,326	\$ 96.71
D5000	Electrical	\$ 4,373,326	\$ 96.71	
E10	EQUIPMENT		\$ 564,267	\$ 12.48
E1010	Equipment	\$ 564,267	\$ 12.48	
E20	FIXED FURNISHINGS		\$ 859,908	\$ 19.02
E2010	Fixed Furnishings	\$ 859,908	\$ 19.02	
F10	SPECIAL CONSTRUCTION		\$ -	\$ -
F1010	Special Structure	\$ -		
F1020	Special Construction	\$ -		
F20	SELECTIVE BUILDING DEMOLITION		\$ -	\$ -
F2010	Building Elements Demolition	\$ -		
Sub-Total Direct Cost			\$ 26,622,980	\$ 588.72
General Conditions/General Requirements 9.00%			\$ 2,396,068	\$ 52.98
Sub-Total			\$ 29,019,049	\$ 641.70
Estimating / Design Contingency 3.50%			\$ 1,015,667	\$ 22.46
Sub-Total			\$ 30,034,715	\$ 664.16
General Contractor's Overhead and Profit 5.50%			\$ 1,651,909	\$ 36.53
Sub-Total			\$ 31,686,625	\$ 700.69
Escalation: July 2026 1.02%			\$ 322,681	\$ 7.14
TOTAL CONSTRUCTION COST			\$ 32,009,306	\$ 707.83

Overall Budget Summary

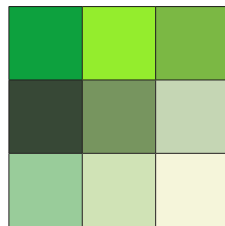
- Total MACC Target \$36,708,061
- Schematic Design Estimate \$36,791,912
- Design Development Estimate \$36,747,268`
- Current Difference \$+39,207
- TCF is currently working with Construction Services Group to develop bidding design alternates.



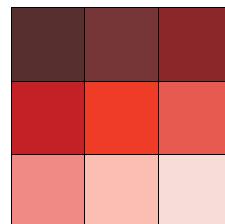




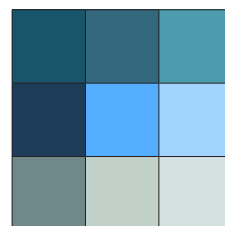
Color Scheme 2



Color Scheme 3



Color Scheme 1





Up-Coming Milestones

- Bid Advertisement #1 & #2 04.15 & 04.21
- Pre-Bid Mandatory Site Walk 04.23.2026
- Bid Opening 05.06.2026
- Board Approval* 05.19.2026
- Start of Construction* 06.15.2026

Summary of 3rd Party Estimate

ABERDEEN SCHOOL DISTRICT
ABERDEEN HIGH SCHOOL MODERNIZATION
ABERDEEN, WA
CONSTRUCTION DOCUMENTS ESTIMATE

Date: March 30, 2026



OVERALL SUMMARY CONSTRUCTION COST			
	GFA	\$/SF	\$
Culinary Classroom			29,578
Guardrail Extentions & Additions			244,554
Wood Shop			620,216
TOTAL COST OF WORK			894,347