

TCF



ESD 112

SÄZÄN
GROUP

Aberdeen School District

South Site Elementary School 100% Schematic Design & Value Engineering

School Board Presentation

TCF Architecture

August 20, 2026

Project Overview

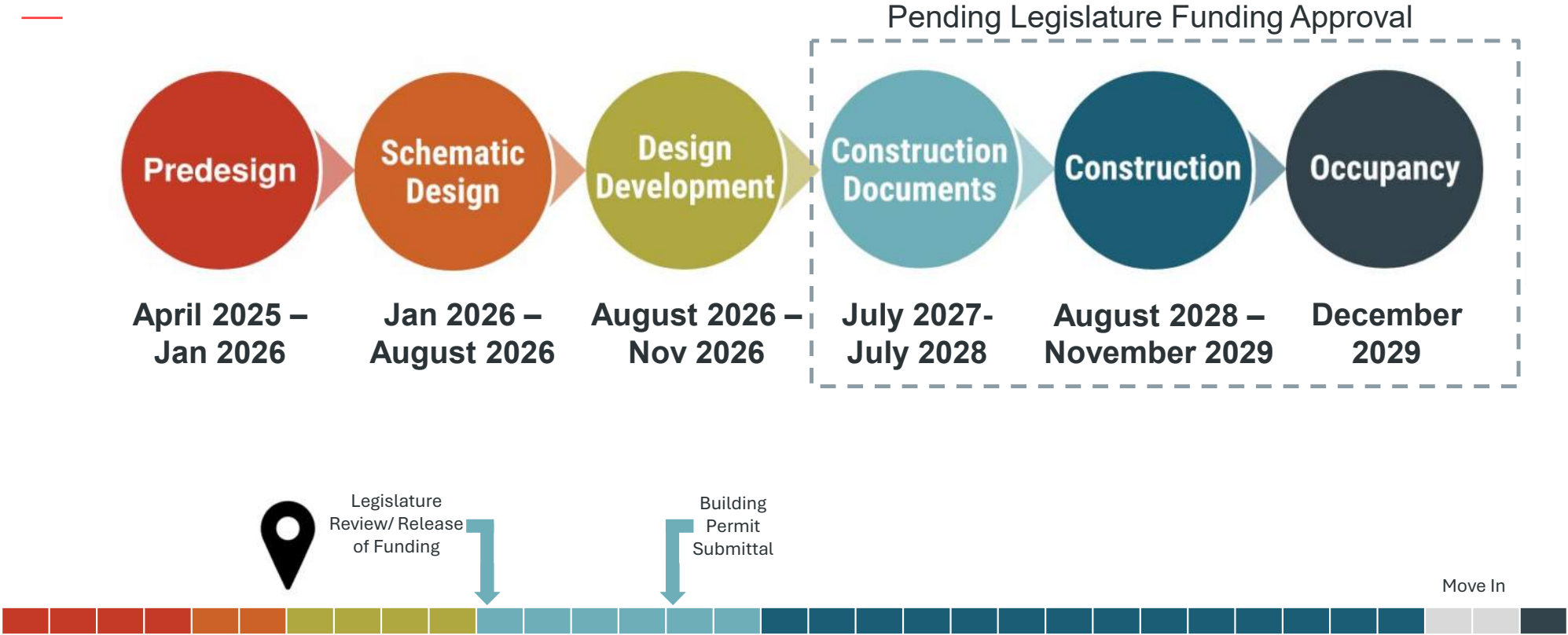
- **Predesign Building Program Goals**
 - 417 Students
 - 24 Classrooms
 - 62,400 SF (OSPI)
- **Site Information:**
 - 18 Acres, sloping site, wetland
 - 116 Parking Stalls
 - Separate Parent & Bus Drop-Off
 - Playfield
- **Construction Budget (OSPI): \$52.09M**
- **Cost Estimate pre VE: \$58.5M**
 - Building: \$46.87M
 - Site \$11.62M
- **Cost Estimate post VE: \$52.6M**
 - Estimated Costs within contingency



Project Schedule Overview

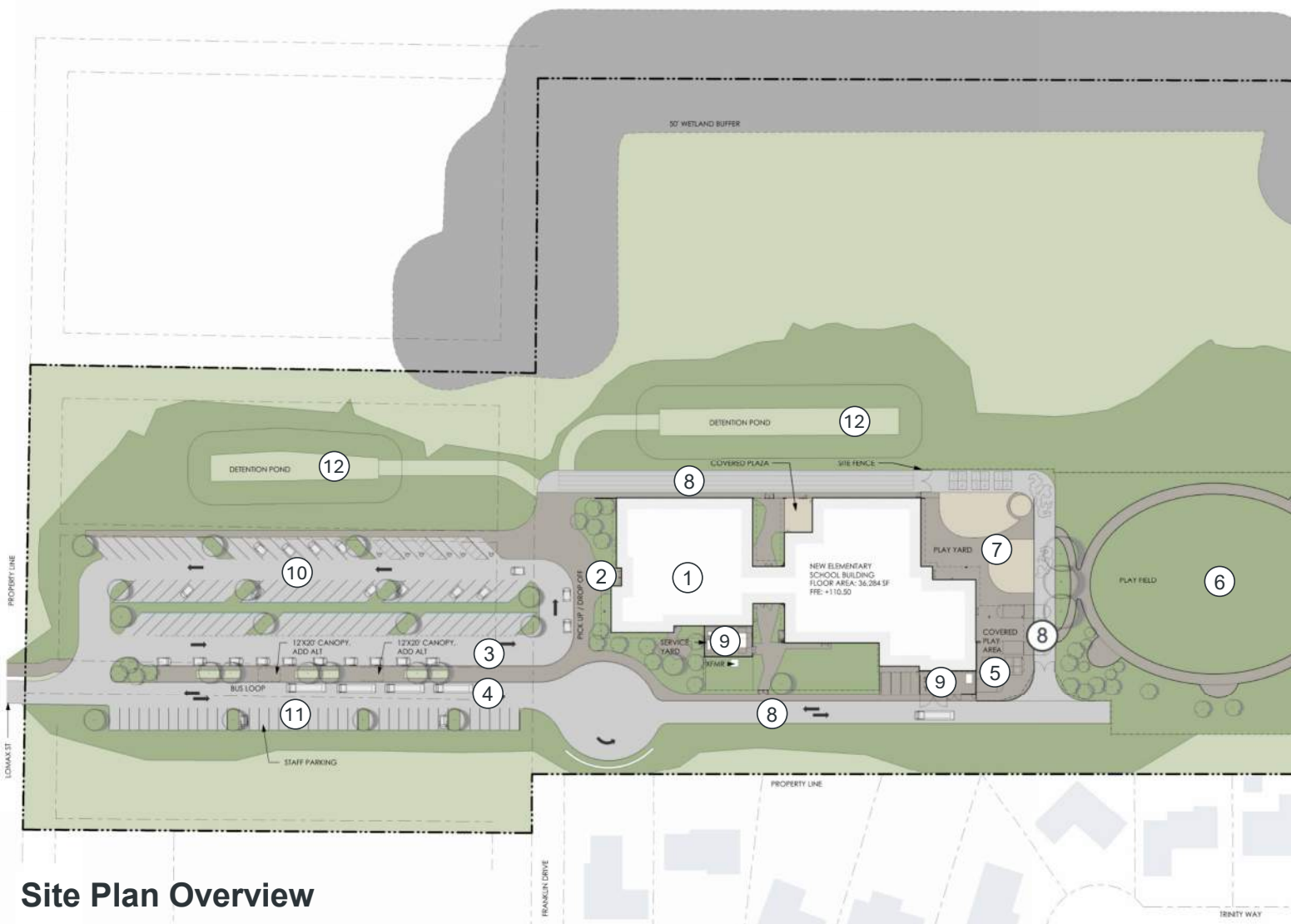


Project Schedule



Design Overview



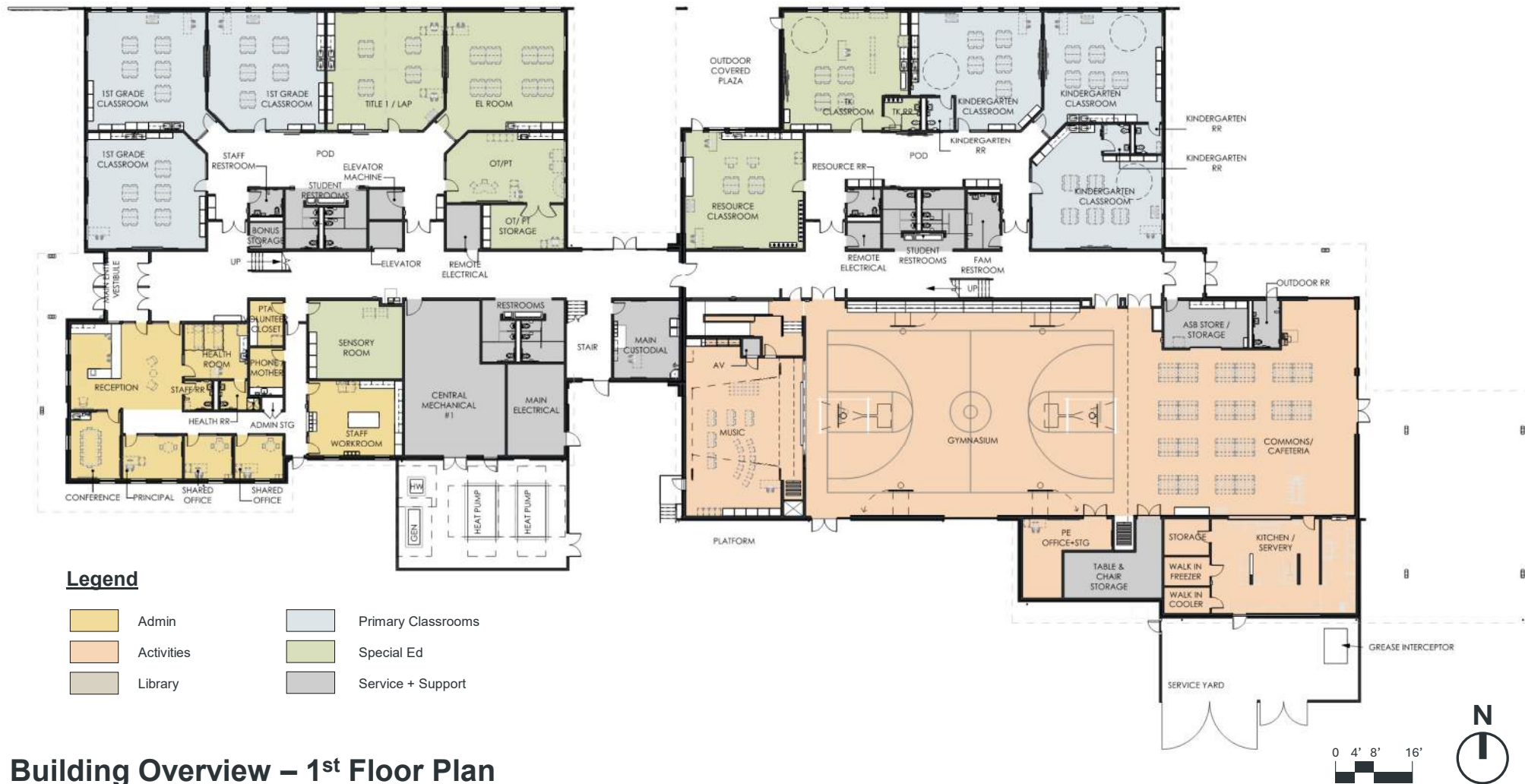


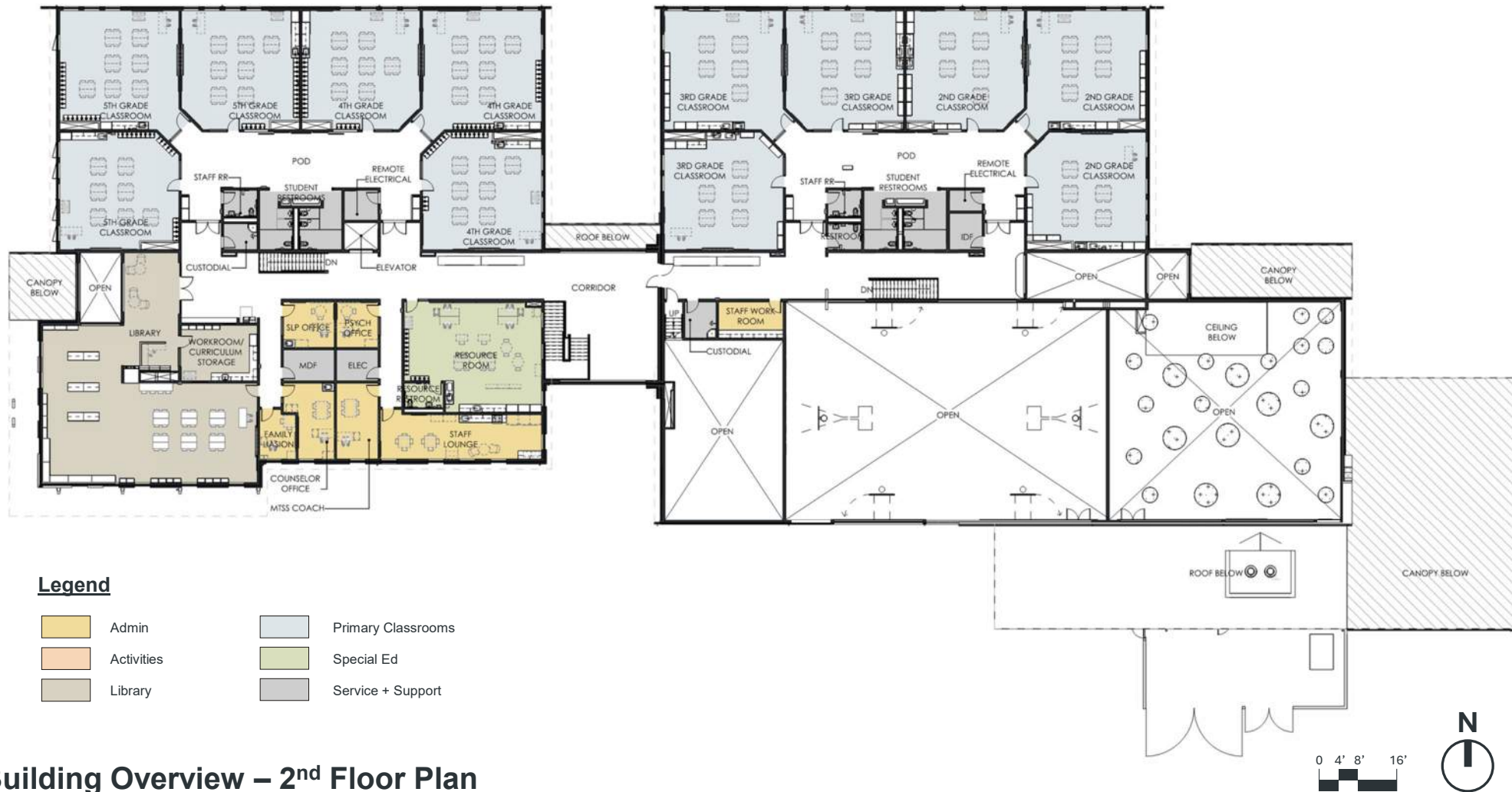
Legend

- ① New Building
- ② Main Entry
- ③ Parent Drop-Off
- ④ Bus Drop-Off
- ⑤ Covered Play
- ⑥ Playfield
- ⑦ Outdoor Play
- ⑧ Fire Lane
- ⑨ Service Yard
- ⑩ Main Parking (75 Stalls)
- ⑪ Staff Parking (40 Stalls)
- ⑫ Stormwater

Site Plan Overview







Building Overview & BOD

- **2-Story Building, Type V-B Construction**
 - **Exterior Wall:** Wood Stud w/ Cavity Insulation + C.I. at Perimeter, w/ Exterior Rainscreen System + Cladding Material (Brick Veneer, Metal Siding, Fiber Cement)
 - **Roof:** Asphalt Shingle roofing at building with Metal at canopy/ low slope. Membrane where needed for Kitchen Hood platform
 - **Exterior Openings:** Aluminum Storefront System, Fiberglass Windows, Thermally improved Hollow Metal Doors & Frames
 - **Floor:** First floor- 4" Slab-On-Grade, Second floor- Plywood over wood-steel open web trusses w/ 1-1/2" Concrete Topping Slab
- **Interior Finishes:**
 - **Ceilings:**
 - Suspended 2'x4' Acoustical Panel Ceilings, Gypsum Board Hardlid/ Soffits, Suspended Acoustical Clouds & Suspended Wood Linear System
 - Exposed Open web joists & Plywood w/ Acoustic panels @ Cafeteria and Gym
 - **Flooring:** Rubber Tile, Rubber Athletic Flooring, Resilient Sheet Flooring, Ceramic Tile (Restrooms)







Cost Control VE Process



Estimate & VE – 95% SD Budget & Resolution Process

- **95% Cost Estimate**
 - RC Cost Group Estimated Type II Building and selected systems at \$58M
 - Site costs comprised ~20% of the total cost
- **Value Engineering**
 - Sazan Presents VE concepts and recommended items
 - TCF suggests additional items, modified items, and presents final selections to ESD 112 and the District
 - ESD 112, and the District confirm selected VE items for Design team to incorporate
- **Implementation**
 - TCF and Design Team implement changes into the SD Design Documents
- **Board Review & Approval**
 - TCF and ESD 112 presentation to the Board

Budget/ Estimates – 95% SD Estimate (w/o Markups)

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL	GROUP TOTAL	COST PER SF
A10	FOUNDATIONS		\$ 2,702,149	\$ 44.46
A1010	Standard Foundation	\$ 1,590,616	\$ 26.17	
A1020	Special Foundation	\$ 520,000	\$ 8.56	
A1030	Slab on Grade	\$ 591,533	\$ 9.73	
A20	BASEMENT WALL CONSTRUCTION		\$ -	\$ -
A2010	Basement Excavation	\$ -	\$ -	
A2020	Basement Wall Construction	\$ -	\$ -	
B10	SUPERSTRUCTURE		\$ 4,866,252	\$ 80.06
B1010	Floor & Roof Construction	\$ 4,866,252	\$ 80.06	
B20	EXTERIOR ENCLOSURE		\$ 3,977,972	\$ 65.45
B2010	Exterior Walls	\$ 3,166,998	\$ 52.10	
B2020	Exterior Windows	\$ 660,184	\$ 10.86	
B2030	Exterior Doors	\$ 150,790	\$ 2.48	
B30	ROOFING		\$ 2,119,716	\$ 34.87
B3010	Roofing	\$ 2,119,716	\$ 34.87	
C10	INTERIOR CONSTRUCTION		\$ 3,243,994	\$ 53.37
C1010	Partitions	\$ 2,197,790	\$ 36.16	
C1020	Interior Doors	\$ 561,989	\$ 9.25	
C1030	Fittings and Specialties	\$ 484,216	\$ 7.97	
C20	STAIRS		\$ 276,652	\$ 4.55
C2010	Stair Construction	\$ 276,652	\$ 4.55	
C30	INTERIOR FINISHES		\$ 2,095,924	\$ 34.48
C3010	Wall Finishes	\$ 861,445	\$ 14.17	
C3020	Floor Finishes	\$ 640,980	\$ 10.55	
C3030	Ceiling Finishes	\$ 593,499	\$ 9.76	
D10	CONVEYING		\$ 165,000	\$ 2.71
D1010	Elevators & Lifts	\$ 165,000	\$ 2.71	
D20	PLUMBING		\$ 1,686,144	\$ 27.74
D2010	Plumbing	\$ 1,686,144	\$ 27.74	
D30	HVAC		\$ 4,899,019	\$ 80.60
D3010	HVAC	\$ 4,899,019	\$ 80.60	
D40	FIRE PROTECTION		\$ 475,881	\$ 7.83
D4010	Sprinkler System	\$ 475,881	\$ 7.83	
D50	ELECTRICAL		\$ 6,488,819	\$ 106.75
D5000	Electrical	\$ 6,488,819	\$ 106.75	
E10	EQUIPMENT		\$ 658,143	\$ 10.83
E1010	Equipment	\$ 658,143	\$ 10.83	
E20	FIXED FURNISHINGS		\$ 938,833	\$ 15.45
E2010	Fixed Furnishings	\$ 938,833	\$ 15.45	

Budget/ Estimates – 95% SD Estimate Markups & Totals

Sub-Total Direct Cost		\$	34,594,498	\$	569.15
General Conditions/General Requirements	11.75%	\$	4,064,854	\$	66.87
Sub-Total		\$	38,659,351	\$	636.02
Estimating / Design Contingency	7.50%	\$	2,899,451	\$	47.70
Sub-Total		\$	41,558,803	\$	683.72
Insurance & Bonds	1.50%	\$	623,382	\$	10.26
General Contractor's Overhead and Profit	5.50%	\$	2,285,734	\$	37.60
Sub-Total		\$	44,467,919	\$	731.58
Escalation: July 2027	5.40%	\$	2,402,730	\$	39.53
TOTAL CONSTRUCTION COST		\$	46,870,649	\$	771.11

Selected VE Ideas – Civil & Architectural

Design Team #	Sazan #	Description	Accepted Cost (\$)
C1c		Remove Hillside Slide	-\$39,495
C1d		Remove Music Concrete Outdoor Platform	-\$125,068
C1e		Reconfigure & Reduce Parking and Curb, Reduce Pavement section	-\$375,795
	C-43	Remove stormwater treatment on the east side of the site	-\$68,000
	C-45	Remove trees to improve grading.	-\$46,000
	C-49	Reduce landscape budget by 30% (reduce/eliminate irrigation and plantings)	-\$112,000
A1d		Asphalt Shingle vs Metal Roofing	-\$548,638
A1g	P-142, S-166, A-6	Reduce Roof slope, simplify roof forms, reduce overhangs to 2' except at West and South side	-\$348,758
	A-5	Increased borrowed light from classrooms to pod area ILO clerestory windows and lightwells	-\$61,000
	A-8	Replace ceiling wood veneer finishes with acoustical clouds.	-\$111,000

Selected VE Ideas – Structural, Mech, & Elec

	S-168	Reduce foundation size according to less conservative assumptions	-\$269,000
	S-169	Change steel to wood framed construction	-\$2,410,000
	S-171	Consider vibratory aggregate piers in lieu of rammed aggregate piers.	-\$148,000
	S-173	Use 4" thick slab-on-grade ILO 5".	-\$98,000
M1c		Provide water source heat pumps vs the air-to-water heat pump system ILO of fan coil units. This would require a closet to house the water source heat pumps adjacent to the classroom.	-\$410,000
	M-130	Consider ABS (Acrylonitrile Butadiene Styrene) waste piping ILO cast iron piping	-\$39,495
	E-114	Allow MC (metal-clad) cabling.	-\$500,000
	E-115	Use direct-indirect troffer fixtures in classrooms ILO pendant lighting.	-\$167,000

SD Resulting Cost Data

- Initial SD cost \$58.5 M
- MACC \$52.09 M
- Overrun \$6.41 M
- VE Reductions \$5.88 M
- Overage maintained \$535 K
- Contingency @ 7.5% \$3.6 M

Alternates

Additive Alternates to Incorporate if Funding Allows

- Enhanced Site Drainage at Fields +\$104 K
- Rockery to Protect Existing Trees +\$46 K
- Replace Asphalt Shingle Roofing to Metal Roofing +\$548K
- Add Exterior Sun Shades +\$13 K

Deductive Alternates determined after Further Study

- Bleachers move to FFE -\$
- Deductive Alternate for Earthwork Improvements -\$



Thank You

