OCEAN BEACH SD

6-12 NEW SCHOOL

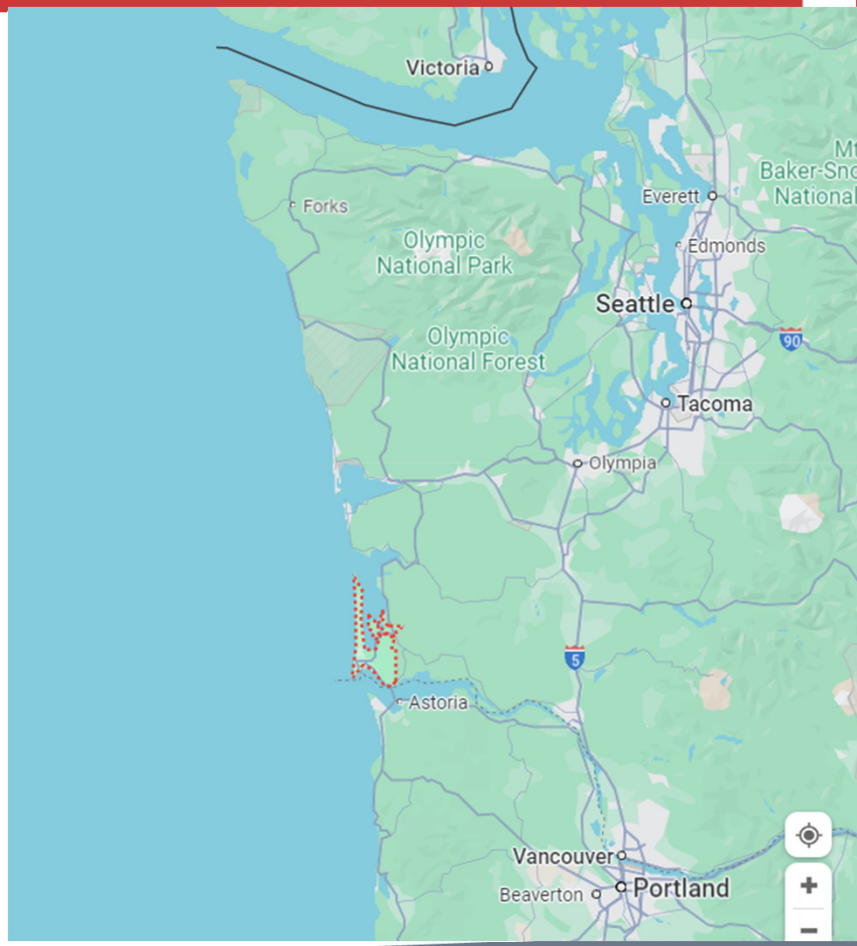
CSG

A program of ESD 112.

Ocean Beach SCHOOL DISTRICT

AGENDA

Introductions of Project Team
Project Overview
Project Scope of Work
Organizational Chart
Project Schedule
Project Budget
Qualifying GC/CM Criteria
Project Inclusion
Owner Readiness
Summary
Questions



INTRODUCTIONS OF THE TEAM

CONTINUITY OF EXPERIENCE

Amy Huntley,
Superintendent of Ocean Beach School District

Jennifer Halleck,
Associate Director Construction Operations and Projects of CSG/ESD 112

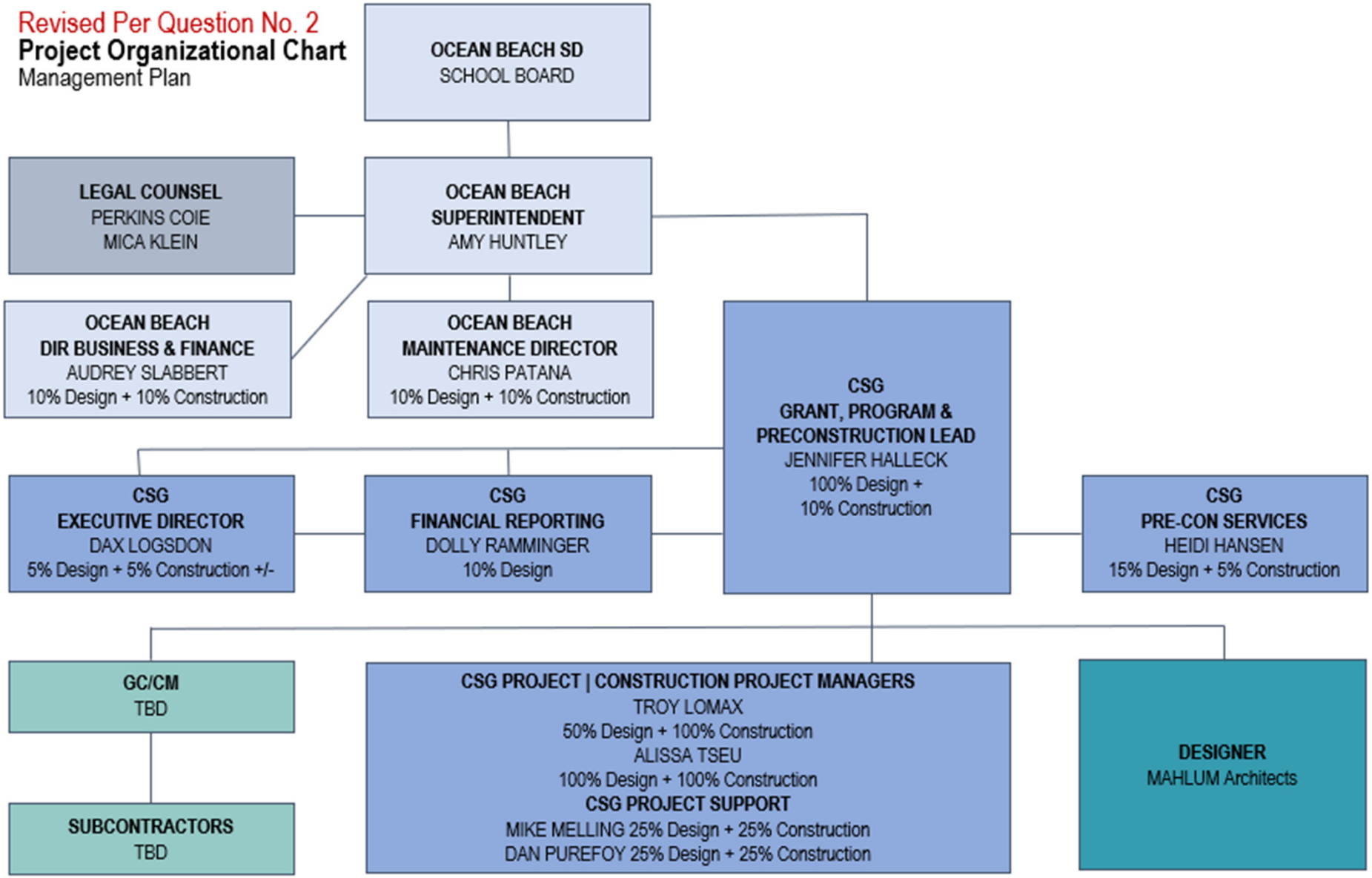
David Mount,
Partner of MAHLUM Architects

Mica Klein,
Perkins Coie-District Legal Counsel

Revised Per Question No. 2

Project Organizational Chart

Management Plan



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PROJECT OVERVIEW

Primary concern is the safety of students, staff, and visitors

The Ocean Beach School District (OBSD) is situated in a remote area on the southwestern tip of Washington State, near the Juan de Fuca Plate. Scientists estimate a 37% likelihood of a megathrust earthquake (magnitude 7.0-9.0) originating from this zone within the next 50 years.

The community of Ocean Beach and OB SD face significant challenges.

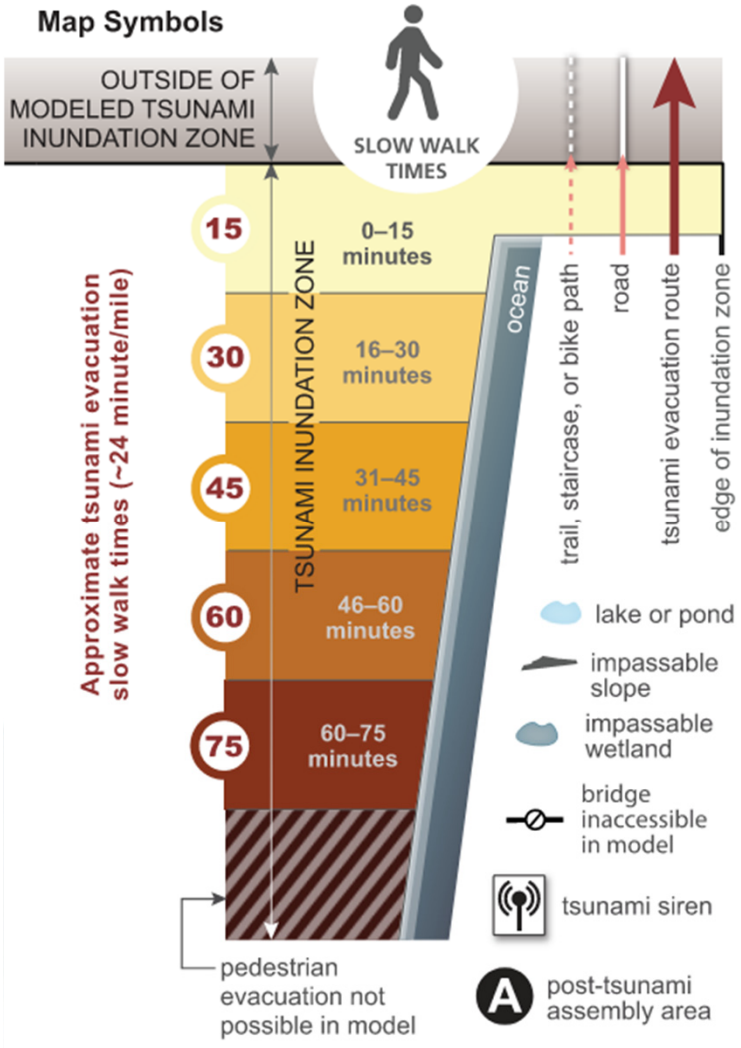
- Minimal high ground for safety
- No tsunami towers
- No designated safe refuges for students
- School buildings not seismically stable
- Built on liquefiable soils

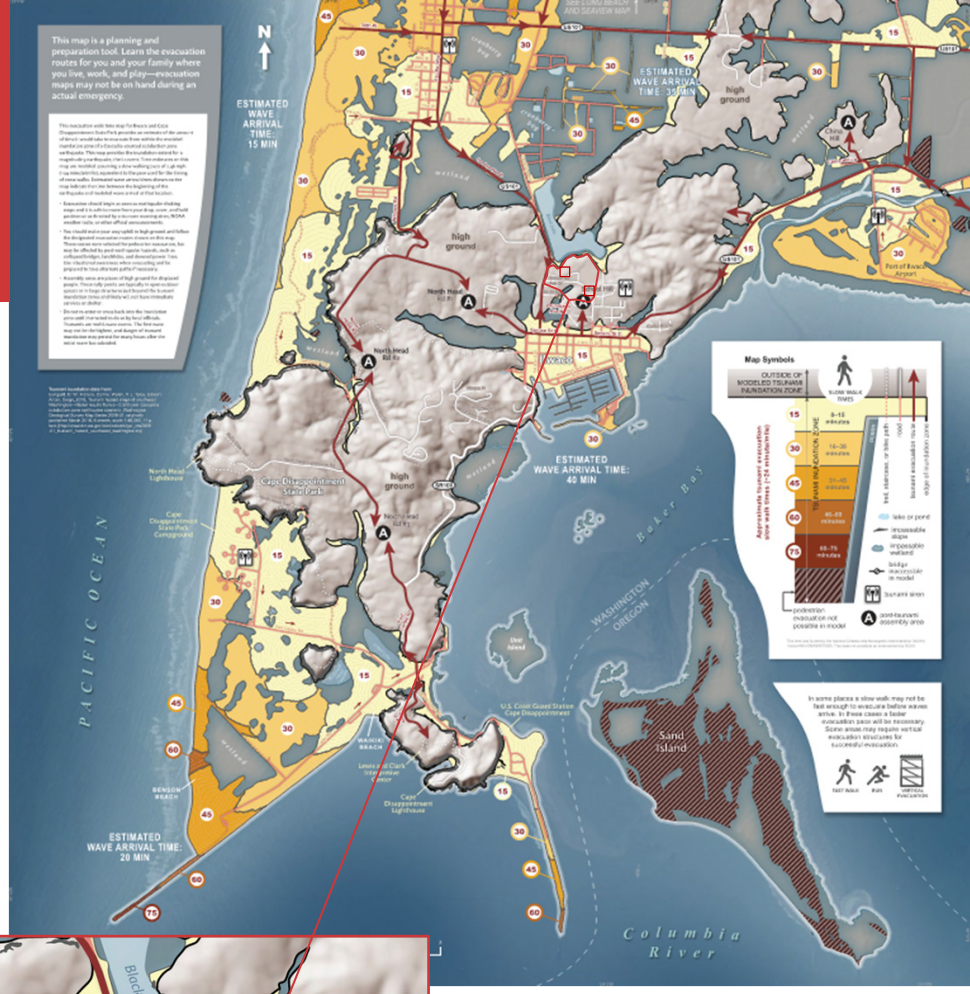
The 32-acre parcel currently houses both Hilltop Middle School and Ilwaco High School. This site is the only district-owned property located outside the tsunami inundation zone, offering critical high-ground safety. Within this parcel, two small, elevated sections remain above water in the event of a tsunami.

The new 6-12 school will be constructed on the same elevated section currently occupied by Ilwaco High School. The other elevated section, currently home to Hilltop Middle School, can then serve as a future relocation site for one or more elementary schools within the district that are presently located in the tsunami zone.

TSUNAMI EVACUATION

ILWACO AND CAPE DISAPPOINTMENT





ENLARGED OBSD MAP

PROJECT OVERVIEW

112,500 SF – 530 STUDENTS

EXISTING

PROPOSED

PROJECT SCOPE OF WORK

SITE CONSTRAINTS

OCCUPIED SITE

The project involves complex scheduling, phasing, and coordination due to the challenges of constructing on an occupied site. Successful delivery will require seamless collaboration between school operations, the contractor, and the architect.

The limited buildable area outside the seismic tsunami inundation zone and other site hazardous is currently occupied by existing school structures.

ENVIRONMENTAL

The area lacks sufficient high ground for safety, has no tsunami towers, and lacks designated safe refuges for students. The current school buildings are not seismically stable, are constructed on liquefiable soils, and would be surrounded by water in the event of a tsunami.

TIGHT ENVIRONMENT

While the site appears to have ample open space, only a limited portion of the property is considered high ground in the event of a tsunami. This constraint necessitates careful phasing of the new school's construction over the existing facility.

SITE UTILITIES

The phased modifications to site utilities will involve critical disruptions, including overhead and underground power lines, data fiber connections, water supply, and sewer systems directly beneath the high school building. On the north side of the campus, essential city infrastructure—including the main waterline, stormwater lines, and natural gas lines—will be impacted. These utilities serve the high school but also provide vital support to surrounding neighborhoods, amplifying the potential for widespread disruption. Having the GC/CM involved early in the process will ensure coordination, planning, and appropriate communication with all parties including the AHJ, school district, and neighborhood, minimizing impacts to the community.

PROJECT SCHEDULE

COMBINE 6-12 GRADE SCHOOL ON THE ILWACO CAMPUS

PROJECTED SCHEDULE

First Publication of RFQ for GC/CM Serv.	4/2/2025
Notify Short List	5/2/2025
RFFP Submittal Deadline and Opening	5/22/2025
Notify Most Qualified GC/CM	5/29/2025
GC/CM Agreement w/ Pre-Con Executed	6/26/2025
Begin Schematic Design	2/5/2025
Begin Design Development	12/8/2025
Begin Construction Documents	6/12/2026
Consider Construction for early site work	2-6 2027
School Board Approval of MACC / GMP	8/29/2027
Anticipated Substantial Completion	5/7/2029
Anticipated Final Building/Site Completion	8/1/2029

The Ocean Beach School District will procure site evaluation services over the next several months such as geotechnical investigation, wetlands assessment, archaeological and cultural assessment, topographic and boundary survey, and transportation planning services. The District has selected Mahlum Architects as their prime architectural firm, through an RFQ process. Together with Mahlum Architects, and following approval from PRC, the Ocean Beach School District selection committee will immediately begin solicitation and procurement of the GC and engage services during conceptual/schematic design phase.

Construction Services Group (CSG), a program of ESD112, has been selected through an RFQ process to act as the District's Program Management and Construction Management for Ocean Beach School District Capital Construction Program and the 6-12 new School. The PM/CM firm has appropriate staffing and technical expertise in the GC/CM process and has successfully completed fourteen GC/CM Projects in the past 30 years.

PROJECT BUDGET

CONSOLIDATING AND RELOCATING 6-12 SCHOOLS

Projected Budget:

Costs for Professional Services:	$6.6M
Estimated project construction costs:	$66M
Equipment and furnishing costs:	$3.0M
Off-site costs:	Included in GMP
Contract administration costs:	$3.5M
Contingencies:	$7.1M
Other related project costs:	$3.5M
Sales Tax:	$5.4M
Total Project Cost:	**$95.1M**

This project is a priority project being funded through the School Seismic Safety Grant Program administered by OSPI

The Overall Funding Includes:

The legislature passed Substitute Senate Bill 5933, establishing the School Seismic Safety Program to fund grants that enable schools to relocate or reinforce their structures for seismic and tsunami safety.

The funding for the project is divided into three financial phases. Phase I was completed in 2023, and in October 2024, OSPI and the School Seismic Safety Committee awarded funding for Phase 2.

Phase 1	Complete (Scoping for Geotech and existing high school structural) fully funded by Capital Construction and School Seismic Safety Grant Program (CSGP).
Phase 2	6-12 Conceptual/Schematic design awarded $3.1M in October 2024, Mahlum Architects was selected December 2024.
Phase 3 & 4	Anticipated to be awarded in November 2025 (DD, CD documents, and construction) immediately following Conceptual/Schematic Design pending fund distribution.

PROJECT QUALIFYING CRITERIA

RCW 39.10.340

Project involves construction at an occupied facility which must continue to operate

The existing high school will continue to operate adjacent to the new construction for the 112,500 GSF 6-12 new school.

Successful delivery presents unique challenges that require seamless coordination between school operations, contractor, and architect.

Complex scheduling, coordination, and phasing

The project involves complex scheduling, phasing, and coordination due to the challenges of constructing on an occupied site.

The ability of the GC/CM to participate in the early decision-making process provides realistic phasing and approach to a tightly occupied site while maximizing each public capital dollar invested by the citizens of Washington and the District.

Involvement of the GC/CM during the design stage is critical to the success of the project

The complexity of phasing, the close proximity to ongoing school operations, and the tight constraints of a buildable site will all place significant demands on the Contractor's phasing of the work.

Engaging the GC/CM early in the design process ensures that the selection of systems and materials is informed by their construction means and methods expertise, as well as their understanding of material and labor availability.

Above all else having the contractor involved in the design phases, will allow the team to develop and implement the construction execution plan and required student staff and public safety plan long before construction starts for the occupied schools on the same campus.

PROJECT INCLUSION

OUTREACH

COMMITMENT

We are a people-first organization, committed to understanding situations and solving problems collaboratively to achieve the best outcomes for all stakeholders.

PURPOSE & MISSION

The Purpose and Mission of the Ocean Beach School District and its community is to create a safe, orderly environment, and maximize student success by developing the knowledge and skills to become responsible, caring, lifelong learners.

This mission permeates throughout all of our practices from teaching and learning to administration, which includes procurement. The project management plan in place with Construction Services Group/ESD112, Perkins Coie, as well as the future GC/CM, will support and continue to align with the Vision and Mission of the Ocean Beach School District.

DEDICATION & OUTREACH

The District monitors and follows all public works laws and applicable requirements. It is the Districts policy to encourage the participation of small, women, and minority-owned businesses in all of their bidding processes.

Given the **remote location of Ocean Beaches** and the small size of the Ocean Beaches community, the District will need to rely on the GC/CM to engage disadvantaged businesses in the project. This will be accomplished through targeted outreach and the development of bid packages. The District will include a requirement in the RFQ and allocate part of the scoring to proposers based on their strategies for outreach and their proven success in collaborating with disadvantaged businesses on previous projects.

Additionally, early in the preconstruction phases, we will discuss with the Contractor strategies to maximize underserved businesses through the bid package process. Having the contractor on early can help us understand the current market conditions that would allow different trades to have better awareness and thus better success in bidding packages successfully and thus expanding inclusion on the job site.

OWNER READINESS

READINESS

As an Owner, we have prior experience with Design-Bid-Build (DBB) delivery, but due to our remote location, we received low bids from contractors who ultimately failed to meet our expectations and maximize the value of the citizens' tax dollars. This led to a frustrating experience with subpar outcomes for our community.

Recognizing the need for a more collaborative and value-driven approach, we chose the GC/CM delivery method. We recognized early on that managing the GC/CM delivery method requires specialized knowledge, skills, and processes that we do not currently possess in-house.

To address this we hired CSG, a firm with extensive expertise in GC/CM projects, to guide us through this process. With their guidance and leadership, we are building the knowledge and processes necessary to achieve better outcomes for our buildings and students.

CURRENT TEAM OUTCOMES

- Provide targeted training for our team, covering key aspects of GC/CM delivery.
- Targeted GC/CM risk management allocation strategies focusing on assigning risks in a way that aligns with the collaborative nature of the GC/CM delivery method, encouraging shared accountability and early involvement of key district stakeholders, allowing our risks to be managed more effectively and jointly.
- Training has been critical in building understanding and gaining confidence in managing this type of project both from a building decision-making standpoint and a financial standpoint.

SUMMARY

- Meets qualifying criteria from RCW 39.10.340
  1. Complex scheduling, phasing, and coordination
  2. Construction at an occupied facility
  3. Involvement of GC/CM during design is critical
  4. Project encompasses a complex work environment
- The GC/CM will help the District maintain timely completion of the project
- Complex scheduling, Phasing and Coordination
- With the guidance of a GC/CM contractor, the district will obtain better diversity and inclusion.
- Constrained site
- Multi-Phase construction
- District transportation facility operations are conducted on the same site
- The programs will need to be relocated multiple times throughout the construction period
- Collaborative and ever-changing safety plans
- Minimize interruption to teaching and learning
- Procurement of long lead items
- Recruitment of labor force for remote location
- Cost Estimating

KEY SITE CONSTRAINTS

- The new 6-12 school will be constructed on the same site as the existing High School, which will remain fully operational throughout the project.
- Site appears to have ample open space, however, only a limited portion of the property is considered high ground in the event of a tsunami. This constraint necessitates careful phasing of the new school's construction over the existing facility.
- Located in a remote area, making it challenging to attract contractors and subcontractors with the capability and expertise to execute large-scale construction projects.

QUESTIONS

ADVISORY REVIEW BOARD

Question No. 1

Ocean Beach School District hired Consultant Services Group to act as the District's Program Management and Construction Management firm. What steps is the district taking to educate internal staff about GC/CM delivery? Have you reached out to other public Owners who have used GC/CM delivery for support and education?

Answer

The staff that will interface with construction will consist of Superintendent Amy Huntley, Director of Business and Finance Audrey Slabbert and Maintenance Director Chris Patana. In addition to the many meetings and education we receive from CSG, we are reading and reviewing the CPARB draft document CPARB General Contractor Construction Manager Best Practices Manual. Amy Huntley has ongoing communication with Superintendent Mary Beth from Kelso School District, who successfully completed construction projects using the GC/CM delivery method.

QUESTIONS

ADVISORY REVIEW BOARD

Question No. 2

How do the Maintenance Director and Director of Business and Finance fit into the Organizational Chart? What is their experience with construction delivery using DBB, or alternative delivery?

Answer

See Revised Organizational Chart - Slide No. 4

Both Chris and Audrey report directly to Superintendent Amy Huntley.

During the planning of the 6-12 School, Chris Patana, is the Maintenance Director, AD, SSO, Facilities, Safety & Security Director is a key member of the District Leadership Team (DLT) and District Advisory Team (DAT), both roles provide input to the Design team throughout construction documents. Chris is working with CSG to define the District's maintenance, security, and technology standards. Chris comes to the project with a lifetime of construction experience working his entire career in construction with a mix of public and private projects using DBB.

Audrey Slabbert, MPAcc, CPA, CSBS, is the Director of Business and Finance for Ocean Beach School District and will continue to oversee the District's finances including capital construction. Audrey is on Superintendent Amy Huntley's Cabinet and a member of WASBO. Before Audrey's experience in Education, she worked with start-up organizations always shifting into new markets being adaptable and resourceful while learning new processes. Audrey is skilled at quickly navigating new markets and mastering unfamiliar processes, making her well-equipped to excel in construction accounting.

QUESTIONS

ADVISORY REVIEW BOARD

Question No. 3

In such a remote area we understand the use of GC/CM to control risks and costs, but why would you not consider the use of MC/CM and EC/CM or others for the work?

Answer

Our CSG team has recently utilized MC/CM and EC/CM partners in Fife on Fife Elementary and Surprise Lake Middle School and understands the value with this approach. By using MC/CM and EC/CM it will limit the market because not all GC/CM subcontractor trade partners have design assist capabilities, as this is a learned skill set to be collaborative with Architects and the engineer of record. We will be drawing interested GC/CM's from both the Portland and Puget Sound area and want to maximize our options. Moreover, entrusting a highly skilled Architect and Engineering team with a design schedule that enables them to finalize the design the MEP systems before bidding will, in our view, deliver the best value.

QUESTIONS
ADVISORY REVIEW BOARD

Question No. 4

Why are Off Site Costs at zero? It seems there are always costs associated with that.

Answer

See Application - Projected Total Cost for the Projects

Off Site Costs were noted as being included in the $66M construction costs.

Costs for Professional Services (A/E, Legal, PreCon, etc.)	$6.6M
Estimated project construction costs:	$66M
(including 5% construction contingencies per RCW39.10.320)	
Equipment and furnishing costs	$3.0M
Off-site costs (Included in construction costs above)	$0
Contract administration costs (owner, cm, etc.)	$3.5M
Contingencies (design & owner)	$7.1M
Other related project costs (briefly describe)	$3.5M
(Owner site development services, survey, appraisal, hazmat, transportation, Geo, Archaeological, Wetland/mitigation, SEPA, Permits, CR, VE, Cx, 3rd Party Inspections, Printing, Builder Risk Insurance, Advertising, etc.)	
Alternative Subcontractor Selection costs	$0
Sales Tax	$5.4M
Total	$95.1M

QUESTIONS

ADVISORY REVIEW BOARD

Question No. 5

Do you have enough time in your procurement schedule for a fair and open competitive bid? Please verify and validate the schedule in your presentation.

Answer

There is ample time in the procurement schedule to ensure a fair and open competitive bidding process. This project will adhere to OSPI SCAP timing requirements, aligning with the OSPI D-forms cadence. It will follow the same successful approach used for the $77.5M Fife Elementary School GC/CM project, which complied with an OSPI D-form timeline. The timeline required signing a GMP in August after funding was allocated in July. A sample bid schedule on the next page outlines potential early site packages and procurement options. This is one approach that has proven to be successful, however, once the GC/CM is on the team, we will collectively and collaboratively work toward a plan and schedule that will work specifically for this 6-12 school.

New 6-12 School - SAMPLE BID PACKAGE PLAN SCHEDULE

BID PKG #	BID PACKAGE TITLE	MACC#	BID DOC's TO GCCM	1st ADVERT.	2nd ADVERT.	PRE-BID MEETING	BID TIME	Location @ OBSD Admin	ANTICPATED BID DATE	BID TIME	Location @ OBSD Admin	SCOPE DESCRIPTION
	Sample - EARLY SITE PROCUREMENT	1	**02/11/27**	02/17/27	02/23/27	02/26/27	2:00 PM	Board Room	**03/10/27**	2:00 PM	Board Room	
	Sample - EARLY PROCUREMENT	1	**04/10/27**	TBD	TBD	TBD	2:00 PM	Board Room	TBD	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	1	**04/30/27**	05/05/27	05/11/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/01/27**	2:00 PM	Board Room	
		2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
		2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
		2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
		2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
		2	**05/01/27**	05/12/27	05/18/27	05/21/27	2:00 PM	Board Room	**06/02/27**	2:00 PM	Board Room	
	Sample - MAIN PROCUREMENT	3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/28/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
		3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	
	Cont........	3	**05/29/27**	06/09/27	06/15/27	06/18/27	2:00 PM	Board Room	**06/30/27**	2:00 PM	Board Room	

WE ARE READY

THANK YOU

CSG

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Ocean Beach
SCHOOL DISTRICT