

HOQUIAM SCHOOL DISTRICT

7/12 Junior Senior High School Project

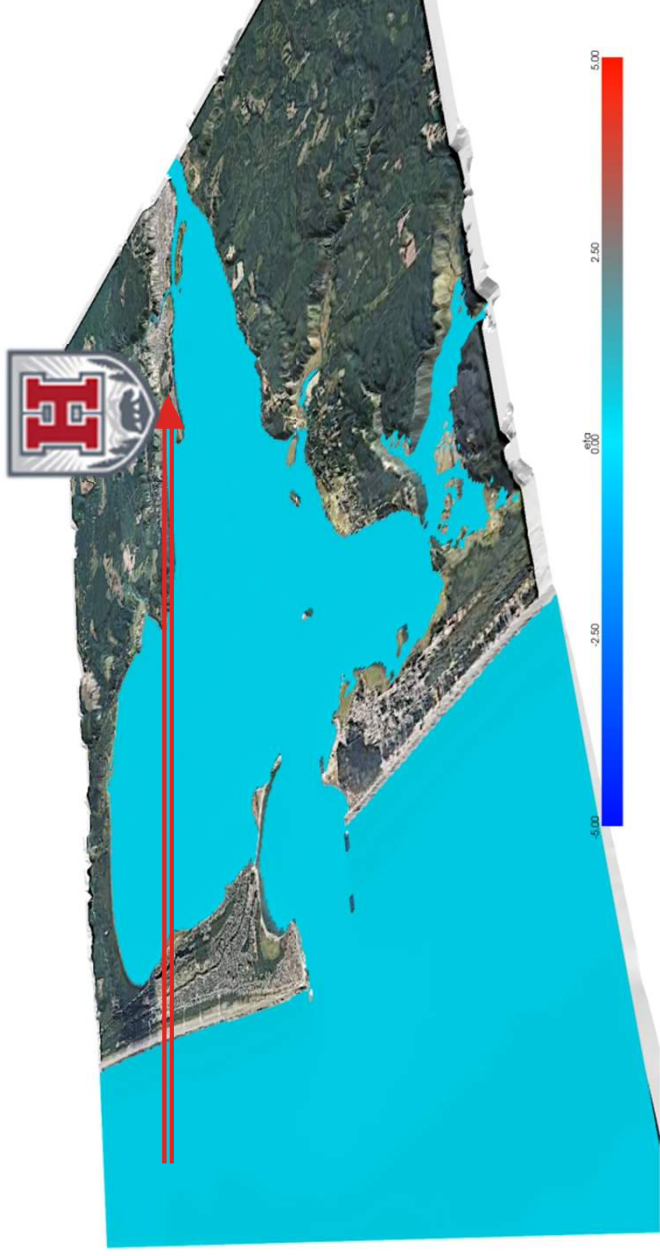


GC/CM PRC PRESENTATION

09.26.25

GRAYS HARBOR GEOLOGICAL HAZARDS

Time 00:03:00 after CSZ L1 event



**EARTHQUAKE EVENT AND TSUNAMI SIMULATION MODELING
AND ANALYSIS**
HyperNumerics LLC



AGENDA

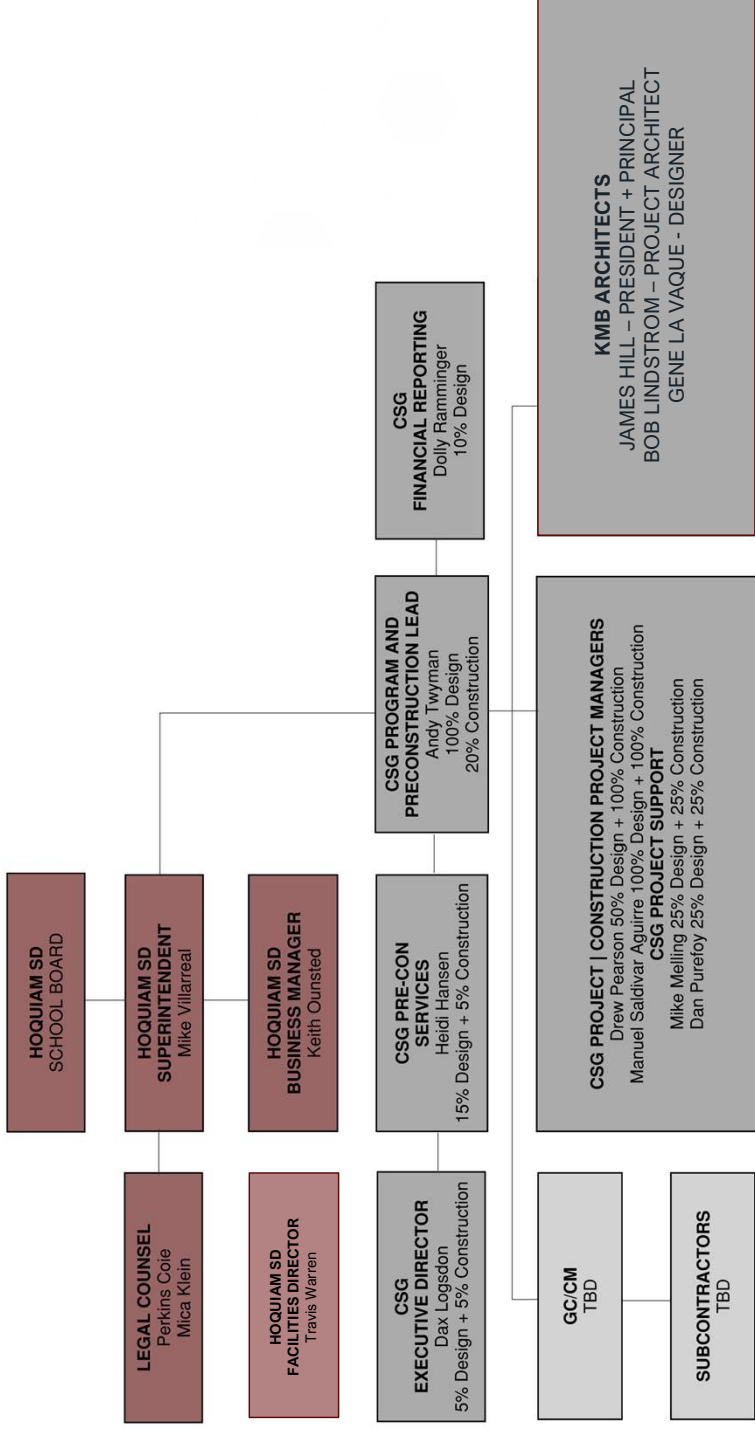
- I. Project Team - HSD**
- II. Seismic Safety Program - CSG**
 - *Legislation*
 - *Funding*
 - *Phases*
 - *Hoquiam SD SSG Progress*
- II. Project Overview – KMB**
 - *Site and Geological Hazards*
 - *K12 Campus (MS/HS + ES)*
 - *MS/HS Building and Program*
- III. Budget and Schedule - CSG**
- IV. Why GC/CM - CSG**
 - *Complex Occupied Site, Safety*
 - *Phases and Utilities*
 - *Cost Analysis and Constructability*
 - *Partnership*
- V. GC/CM Readiness – HSD**
- VI. Q+A**





Project Organizational Chart

Management Plan



TEAM



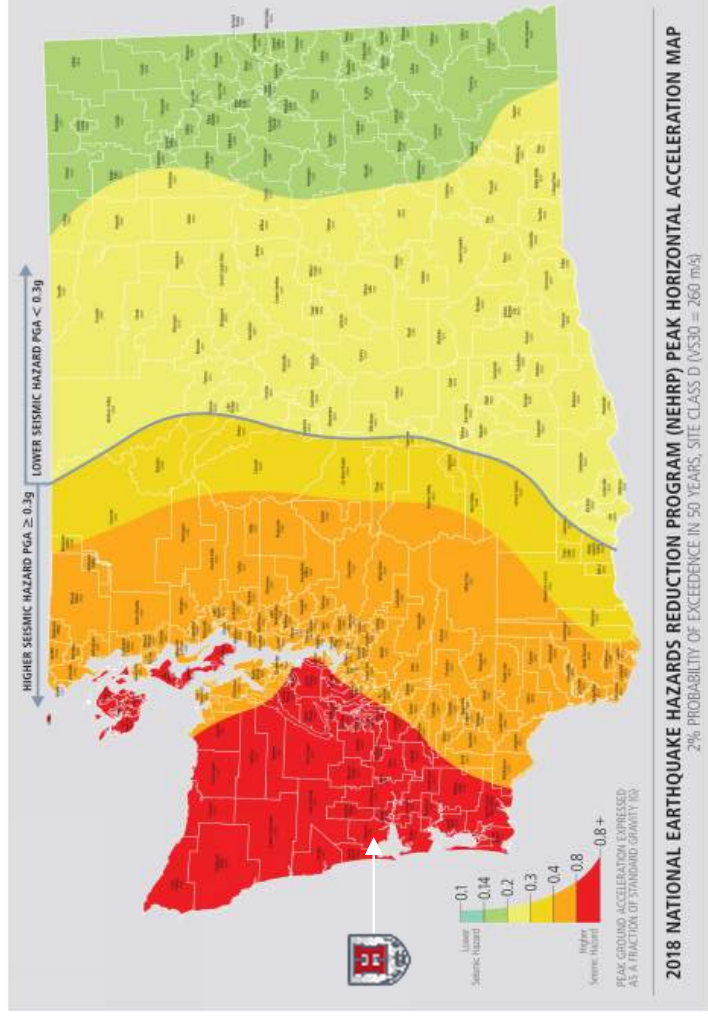
OSPI SCHOOL SEISMIC SAFETY PROGRAM

Qualifiers:

- Located in high seismic area (Coastal, West of Cascades)
- Constructed before 1998 (seismic codes).

PROGRAM OVERVIEW

- The School Seismic Safety Program was created by **SB 5933** in 2022.
- Priority Based:** Retrofits and/or Relocation of buildings and awards grants to most vulnerable buildings first.
- Phased Program** that provides soil and engineering assessments that can lead to seismic retrofits or new construction, and/or tsunami vertical evacuation tower installations to high seismic-risk schools as identified by DNR.
- A response to DNR's School Seismic Safety Report which determined that many of Washington's school buildings are not prepared for future seismic events.



OSPI SCHOOL SEISMIC SAFETY PROGRAM

WHAT'S THE PROCESS?



Phase I – Geotechnical + Structural Site Analysis

- Grant Request + Award (HS, MS + ELEMENTARY SCHOOLS)
- A/E Team: Architect, Structural Engineer, Geotechnical Engineer, Civil Engineer
- Preliminary Geotechnical + Structural investigations, analysis and reports.
- Committee Reviews for geotechnical and site analysis reports.
- Conceptual Design Funding Authorization Request to OSPI Seismic Safety Committee

Phase II – Conceptual Design IN PROGRESS

- Programming, Schematic Design, Budget Refinement
- OSPI Seismic Safety Committee Review and Authorizations

Phase III –Design

- Architectural Design Development + Construction Document Phases
- OSPI Seismic Safety Committee Review and Authorizations to Bid and Construct

Phase IV –Bidding/Construction

- Project Bid + Construction



FUNDING

BIENNIUM + SHARED APPROACH

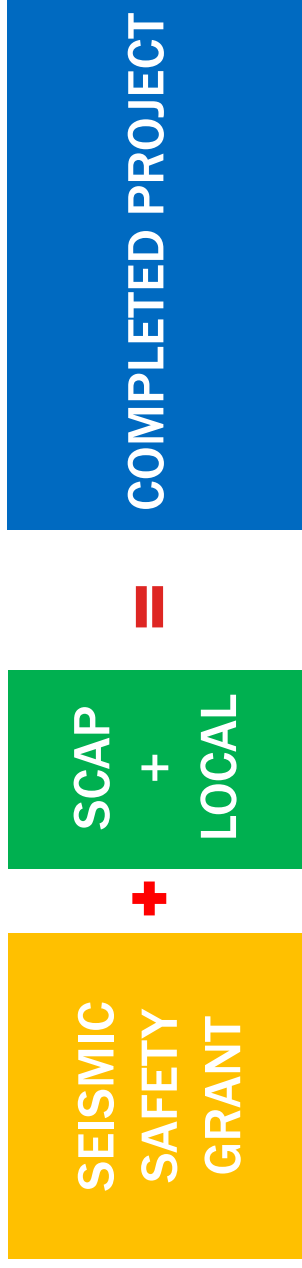
\$13.24M appropriated in 2020
\$100M appropriated in 2023/2025
\$151M appropriated in 2025/2027
Potential funding from 2026 Supplemental

Continued BIENNIUM AND/OR SUPPLEMENTAL FUNDING

2/3 costs minimum total project cost covered by School Seismic Safety Grant (SB5933)

Up to 1/3 total costs maximum covered by OSPI eligible SCAP*

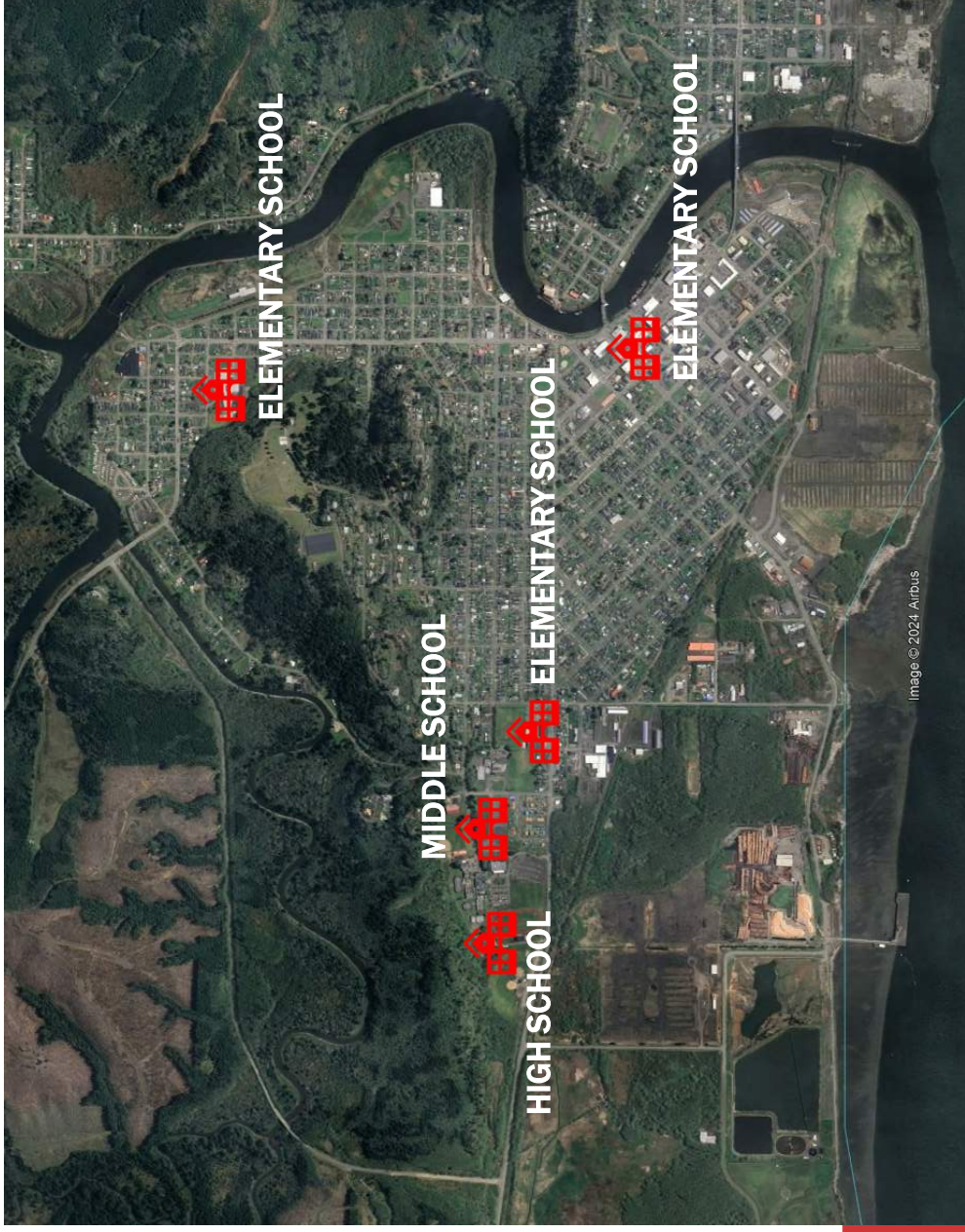
(School Construction Assistance Program) and LOCAL SHARE (example: land)



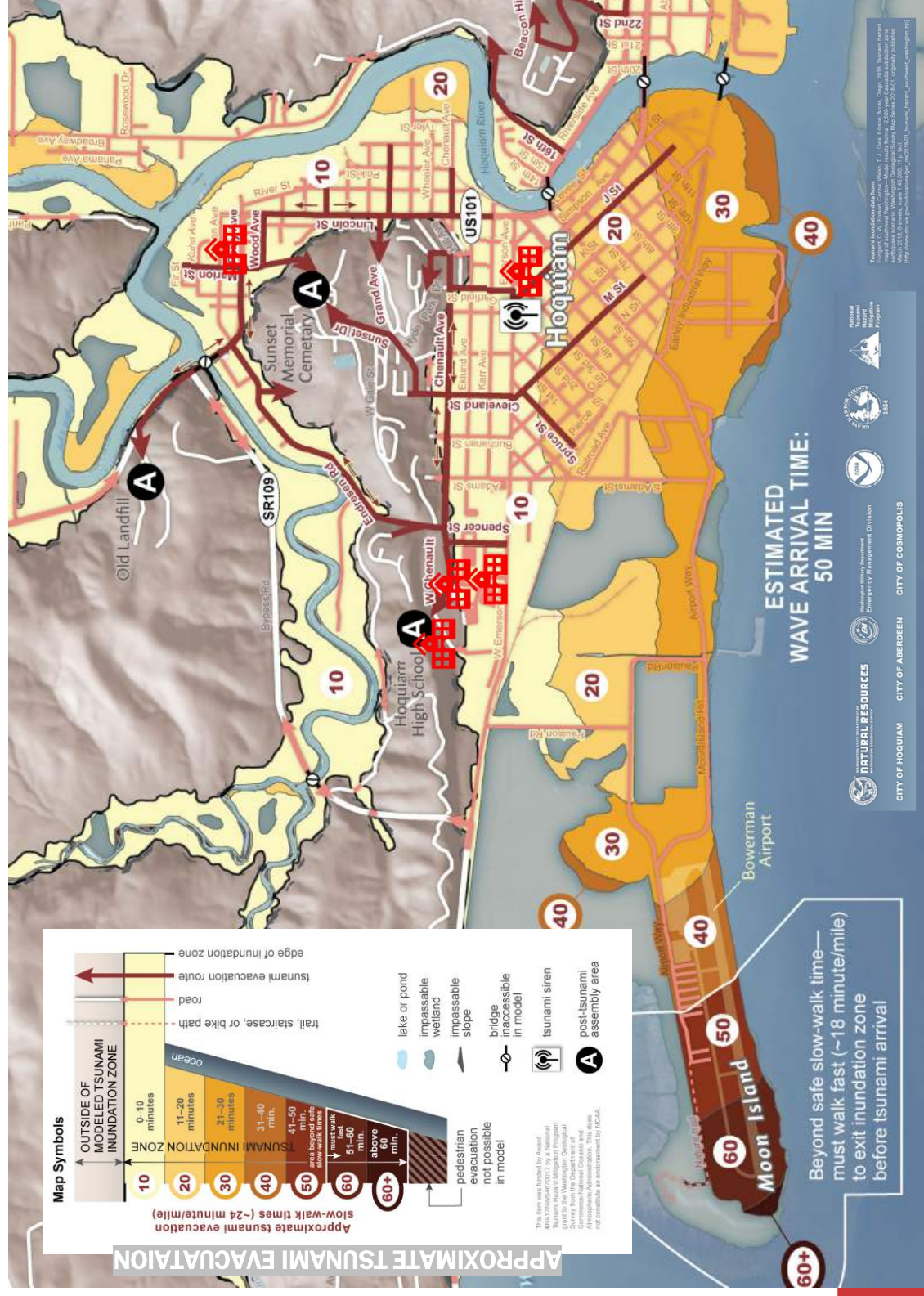
OSPI SCHOOL SEISMIC SAFETY PROGRAM



HOQUIAM SCHOOL DISTRICT



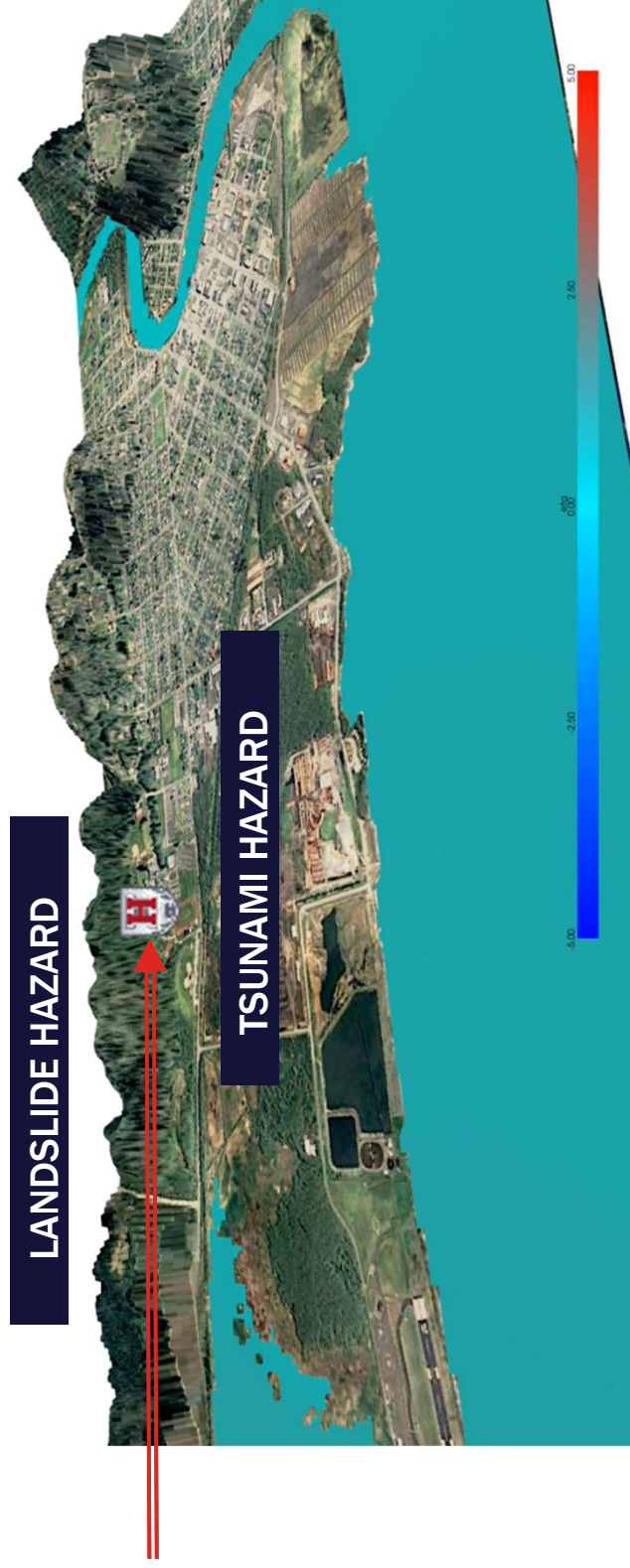
HOQUIAM DNR TSUNAMI MAPPING + EVAC TIME



HOQUIAM SCHOOL DISTRICT

GEOLOGICAL HAZARDS

Time 00:45:00 after CSZ L1 event

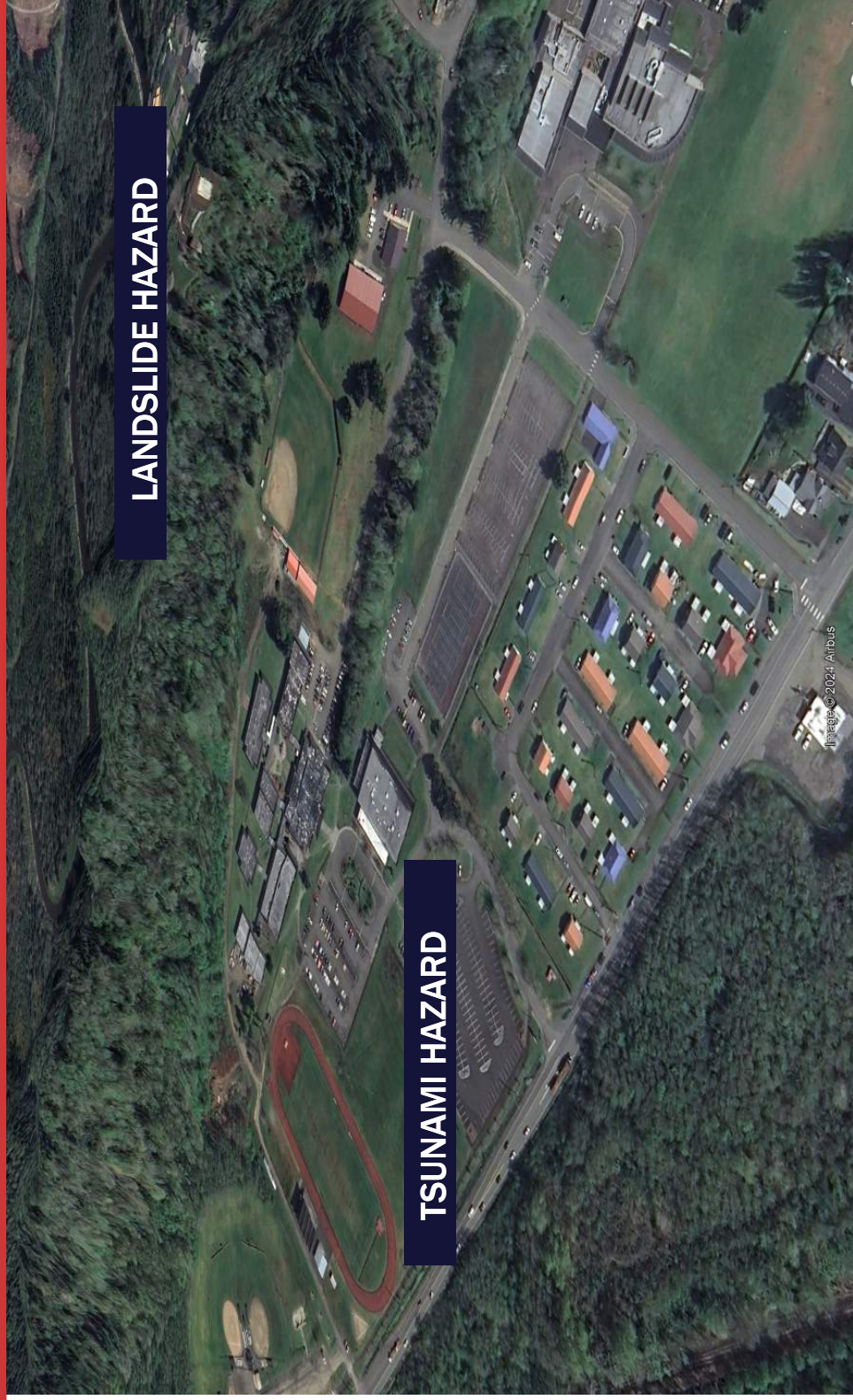


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HOQUIAM SCHOOL DISTRICT

SITE SELECTION & GEOLOGICAL HAZARDS



PROJECT OVERVIEW

Project Overview – KMB Architects

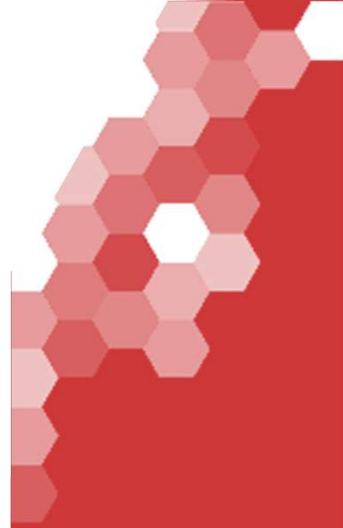
- Site and Geological Hazards
- K12 Campus (MS/HS + ES)
- MS/HS Building and Program
- Why GC/CM



HOQUIAM SCHOOL DISTRICT

EXISTING CONDITIONS





HOQUIAM SCHOOL DISTRICT

PROPOSED SITE LAYOUT



HOQUIAM SCHOOL DISTRICT PROPOSED SITE PLAN



BUDGET

SOFT COSTS	\$27.1M
<i>A/E, Legal, Geotechnical, Survey PM, Legal + Contract Administration SEPA, VE, CR, Advertising, Printing Permitting, Cx, Special Inspection + Testing</i>	
EQUIP + FURNISHINGS	\$8.6M
CONTINGENCIES	\$15.7M
CONSTRUCTION (TCC)	\$157M
ESTIMATED MACC	\$145M
+ SALES TAX	\$14M
TOTAL	\$222.4M



SCHEDULE

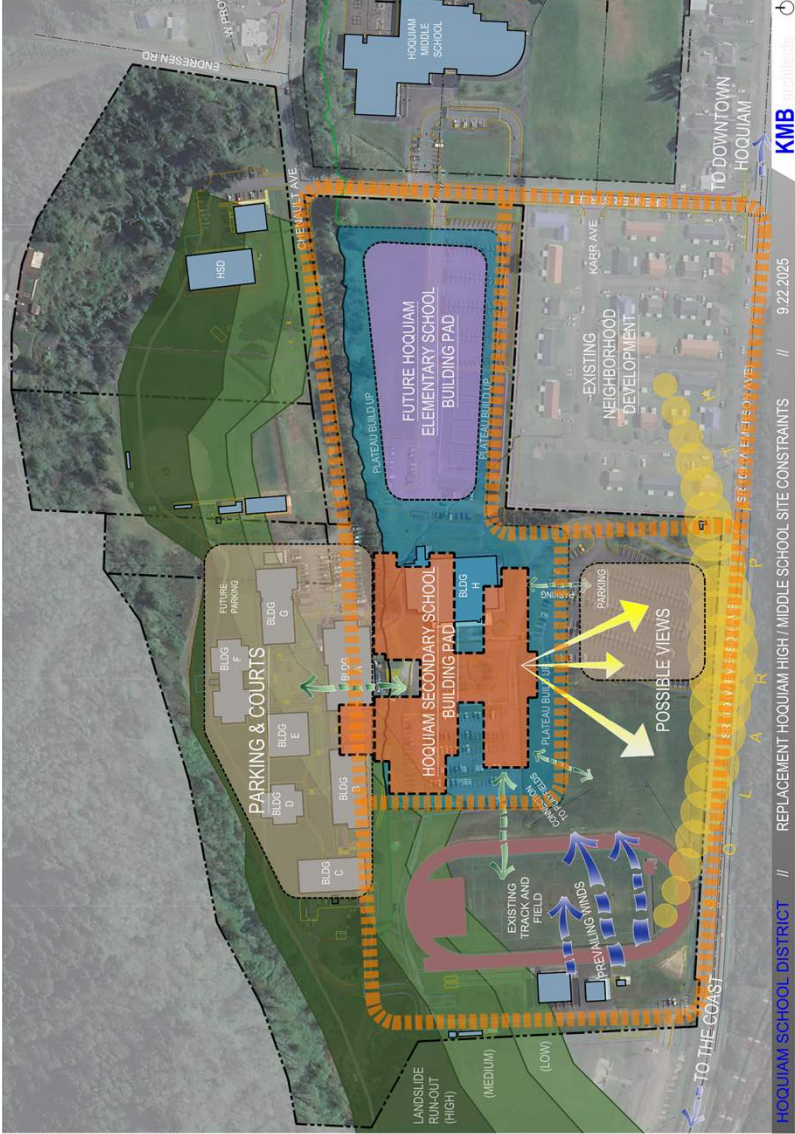
PHASE II CONCEPTUAL DESIGN

PHASE III – DESIGN

PHASE IV CONSTRUCTION

Project Milestones	Date
Project Review Committee Applications Due	August 20, 2025
Project Review Committee Presentation	September 25, 2025
PRC Approval	September 25, 2025
1 st Advertisement for GC/CM	September 30, 2025
2 nd Advertisement for GC/CM	October 7, 2025
Optional Pre-Submittal Meeting	October 16, 2025
Receive GC/CM SOQs	October 23, 2025
Open and Score Submittals	October 24-31, 2025
Notify GC/CM Short Listed Finalists	October 31, 2025
Interview of GC/CMs Short Listed Finalists	November 19 & 20, 2025
RFP Issued to GC/CM Finalists (SGC's & Fee)	November 20, 2025
Public Opening of Sealed Proposals (SGC's & Fee)	December 2, 2025
Notify Submitters of Scoring & Most Qualified GC/CM	December 9, 2025
Preconstruction Work Plan Due	January 6, 2026
Approval by School Board of Selected Firm	January 19, 2026
GC/CM Agreement with Pre-Con Services Executed	January 20, 2026
<i>Begin Programming</i>	April 1, 2025
<i>Begin Schematic Design</i>	November, 2025
Begin Design Development	July, 2026
Begin Construction Documents	December, 2026
Consider Construction for Early Site Work	March thru June 2027
Negotiations of MACC/GMP	July, 2027
School Board Approval of MACC/GMP	August, 2027
Anticipated Substantial Completion	August, 2029
Anticipated Final Building and Site Completion	December, 2029





Why GC/CM

Partnership from Design Thru Construction

- Complex Occupied Site, Safety, Utilities
- Phased Construction
- Cost Analysis and Constructability
- Setting up site for next Project (Elementary)
- Location and Scale of Project
- Trust and Partnership

WHY GC/CM

GC/CM READINESS

GC/CM Experienced Partners

- KMB
- ESD112 CSG
- Perkins Coie
- District Capital Projects

Team GC/CM Workshop (Owner Focused)

- Attended by Superintendent + Business Manager, PM, + Architect.
- One day Hoquiam SD focused.

Outreach

- School Tours + Owner Led Discussions of recent GC/CM projects related to Hoquiam projects
- GC/CM Contractor Outreach
- Local AHJ Outreach and Coordination

Partnership Approach Anchored by Trust



1. You show a cost of \$222 million for the project but the construction will not start until 2027 if funding is received then so what sort of escalation have you carried in this estimate?

\$222 million is an estimated total project cost and accounts for a fixed annual escalation of 4.9% per year as structured with OSPI under the Seismic Safety Grant Program thru the midpoint of construction for a July 2027 start of construction (assuming 2 years for construction)

The project is also maintaining an additional 4.9% TCC contingency for escalation outside of the owner construction contingency. Escalation and cost will continue to be validated with our Design and Construction team through the completion of each design phase.

QUESTIONS

2. With construction not starting until 2027 with funding in July how will you have your GC/CM provide a fee as part of the selection process knowing the time frame is so far in future and the uncertainty may require a complete change in scope to reduce costs etc.

Reducing uncertainty is exactly why this project is well suited for GC/CM delivery.

The Hoquiam School District will continue to deploy a transparent partnership with our Design and Construction team where early involvement of the GC/CM is paramount. Together we'll validate scope and costs (including estimated escalation costs) at each phase of design while also applying the lens of Value Engineering and Constructability Reviews to maximize the use of available funding. This positions our District to manage scope and budget responsibly as we approach the GMP in 2027.

As part of the GC/CM procurement and selection process, shortlisted firms will be asked to submit their proposed fee as a percentage along with specified general conditions as a lump sum. Both will be applied to the MACC at the time of final GMP negotiation. This keeps the proposed fees competitive and locked in at selection but allows for actual dollar amounts to be applied towards the final scope, and available funding.

Through this trust and partnership, the GC/CM process provides our team the flexibility to identify risks early, evaluate alternatives, and ultimately reduces that uncertainty for both the District and the GCCM through each phase of design.

