



MEETING AGENDA

Schedule Update:

- Pre-App Meeting Summary

Cost Estimate Update

Site Layout Update

Main Building Update:

- Plan Layout & Open Questions

Multi-Purpose / Gym Building:

- Gym Interior Layout
- Gym Exterior Design Options

Next Steps:

- Upcoming Meetings

Satsop School Construction Schedule Summary

Work Items	2025							
	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Sitework		5/29/2025 - 9/8/2025						
Multi-Purpose		5/29/2025 - 8/15/2025						
New Gym Building		5/29/2025 - 12/3/2025						
Main Building			6/19/2025 - 9/10/2025					
Existing Covered Play Relocate			6/30/2025 - 10/9/2025					

COMMITTEE MEETING / BUDGET

SATSOP SCHOOL DISTRICT MODERNIZATION PROJECT
 COMPARISON OF DESIGN ESTIMATE TO AVAILABLE BUDGET
 12/5/2024

Project Manager Rock Project Management Services
 Architect Bassetti Architects
 Esimator R.C. Cost Group

BUILDING SYSTEMS	RC COST GROUP					BUDGET	VARIANCE	NOTES	
	Main Building	MultiPurpose	Gymnasium	Sitework	Total				
G10 Site Prep	\$ -	\$ -	\$ -	\$ 113,535	\$ 113,535	\$ 235,000	\$ 121,465	All Sitework is coming in at \$96K higher than budgeted, can be attributed to additional drainage requirements and additional parking lot pavement area	
G20 Site Improvements	\$ -	\$ -	\$ -	\$ 298,759	\$ 298,759	\$ 140,000	\$ (158,759)		
G30 Site Mech.	\$ -	\$ -	\$ -	\$ 60,090	\$ 60,090	\$ -	\$ (60,090)		
G40 Site Electrical Utilities	\$ -	\$ -	\$ -	\$ 76,100	\$ 76,100	\$ 60,000	\$ (16,100)		
G60 Other Site Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,650	\$ 16,650		
A10 Foundations	\$ -	\$ -	\$ 117,489	\$ -	\$ 117,489	\$ 188,605	\$ 71,116		Original budget assumed more foundation
A20 Basement Wall Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		New Gym not in original budget
B10 Superstructure	\$ 64,964	\$ 44,008	\$ 134,875	\$ -	\$ 243,847	\$ 25,119	\$ (218,728)		Roofing and additional enclosure work at Gym not in original budget
B20 Exterior Enclosure	\$ 76,580	\$ 60,629	\$ 264,570	\$ -	\$ 401,779	\$ 264,875	\$ (136,904)		Under-running current interior construction budget
B30 Roofing	\$ -	\$ -	\$ 137,759	\$ -	\$ 137,759	\$ -	\$ (137,759)		ADA Ramp/Stairs at Back Porch not in orig. budget
C10 Interior Construction	\$ 75,853	\$ 15,526	\$ 105,029	\$ -	\$ 196,408	\$ 367,395	\$ 170,987	Under-running current interior finishes, plumbing, and HVAC	
C20 Stairs	\$ 47,631	\$ -	\$ -	\$ -	\$ 47,631	\$ 25,119	\$ (22,512)		
C30 Interior Finishes	\$ 63,293	\$ 8,046	\$ 153,192	\$ -	\$ 224,531	\$ 242,817	\$ 18,286		
D10 Conveying	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	Original budget included Fire Sprink. Current design will need to add	
D20 Plumbing	\$ 70,092	\$ -	\$ 84,455	\$ -	\$ 154,547	\$ 217,698	\$ 63,151		
D30 HVAC	\$ 5,538	\$ -	\$ 172,449	\$ -	\$ 177,987	\$ 246,885	\$ 68,898	Electrical estimate is coming in higher than orig. budget	
D40 Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,357	\$ 75,357		
D50 Electrical	\$ 134,290	\$ 102,371	\$ 186,436	\$ -	\$ 423,097	\$ 334,920	\$ (88,177)	Equipment and Fixed Furnishing are coming in about \$306K below original budget	
E10 Equipment	\$ -	\$ 29,676	\$ 34,925	\$ -	\$ 64,601	\$ 431,000	\$ 366,399		
E20 Fixed Furnishings	\$ 32,523	\$ 13,676	\$ 13,297	\$ -	\$ 59,496	\$ -	\$ (59,496)	Selective Demolition is roughly coming within available budget	
F10 Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
F20 Selective Building Demolition	\$ 36,928	\$ 17,031	\$ 37,617	\$ -	\$ 91,576	\$ 100,476	\$ 8,900	Overall, direct costs of construction is below budget by \$92.7K	
Subtotal	\$ 607,691	\$ 290,963	\$ 1,442,091	\$ 548,484	\$ 2,889,229	\$ 2,981,916	\$ 92,687		
GCs	\$ 87,204	\$ 41,753	\$ 206,940	\$ 78,707	\$ 414,604	\$ 248,563	\$ (166,041)	Add on costs to direct construction costs are coming in approx. \$95K higher than original budget, note original budget contingency includes construction contingency, no estimating or design contingency	
Est/Design Contingency	\$ 69,489	\$ 33,272	\$ 164,903	\$ 62,719	\$ 330,383	\$ 320,995	\$ (9,388)		
Insurance and Bonds	\$ 54,914	\$ 26,293	\$ 130,313	\$ 49,564	\$ 261,084	\$ 179,591	\$ (81,493)		
Escalation	\$ 21,257	\$ 10,178	\$ 50,445	\$ 19,186	\$ 101,066	\$ 260,892	\$ 159,826		
Total Construction Cost	\$ 840,555	\$ 402,458	\$ 1,994,692	\$ 758,660	\$ 3,996,365	\$ 3,991,957	\$ (4,408)	Overall, Total Construction Costs is within \$5K of original budget	
Design Services	\$ -	\$ -	\$ 1,148,451	\$ -	\$ 1,148,451	\$ 1,234,303	\$ 85,852	Under-running	
Specialty Consultants	\$ -	\$ -	\$ 52,900	\$ -	\$ 52,900	\$ 52,900	\$ -	Under-running but not reporting any savings	
Project Administration	\$ -	\$ -	\$ 448,452	\$ -	\$ 448,452	\$ 430,289	\$ (18,163)	The contact amount includes escalation	
Sales Tax	\$ -	\$ -	\$ 355,676	\$ -	\$ 355,676	\$ 313,551	\$ (42,125)	This sales tax is counting escalation	
TOTALS:	\$ -	\$ -	\$ 6,001,844	\$ -	\$ 6,001,844	\$ 6,023,000	\$ 21,156	Overall - the project is within budget	

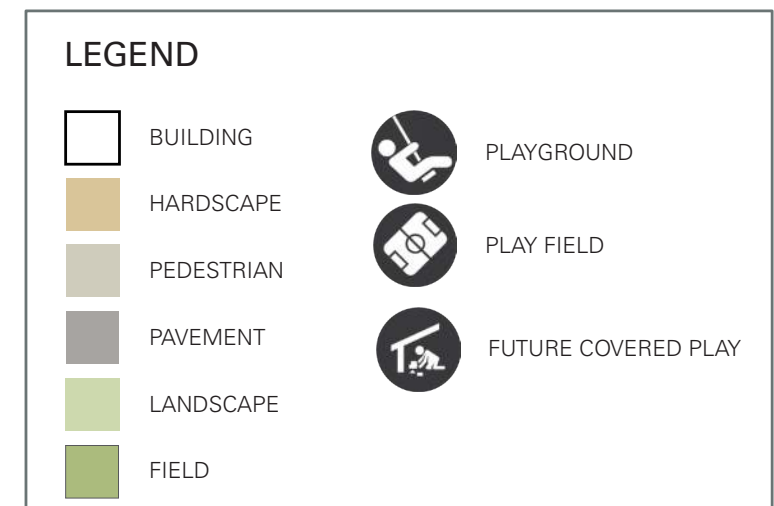




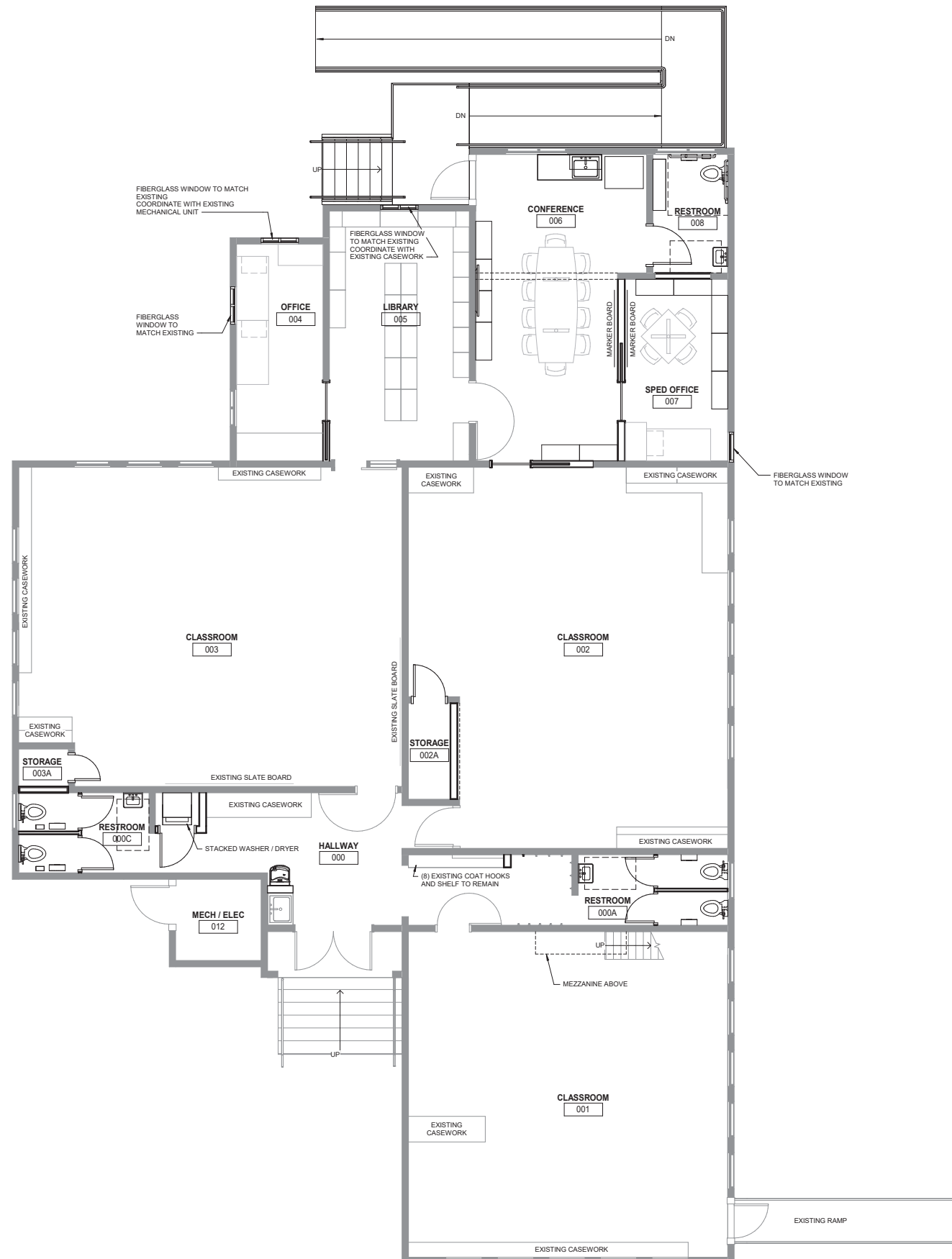


SITE FEATURES

- + Parking Spots: 19
- + Ball Field
- + Playfield close to the road
- + Playground options
- + Accessible parking adjacent to Multipurpose room and a path to the new ADA ramp
- + Pad west of the Gym for outdoor basketball use

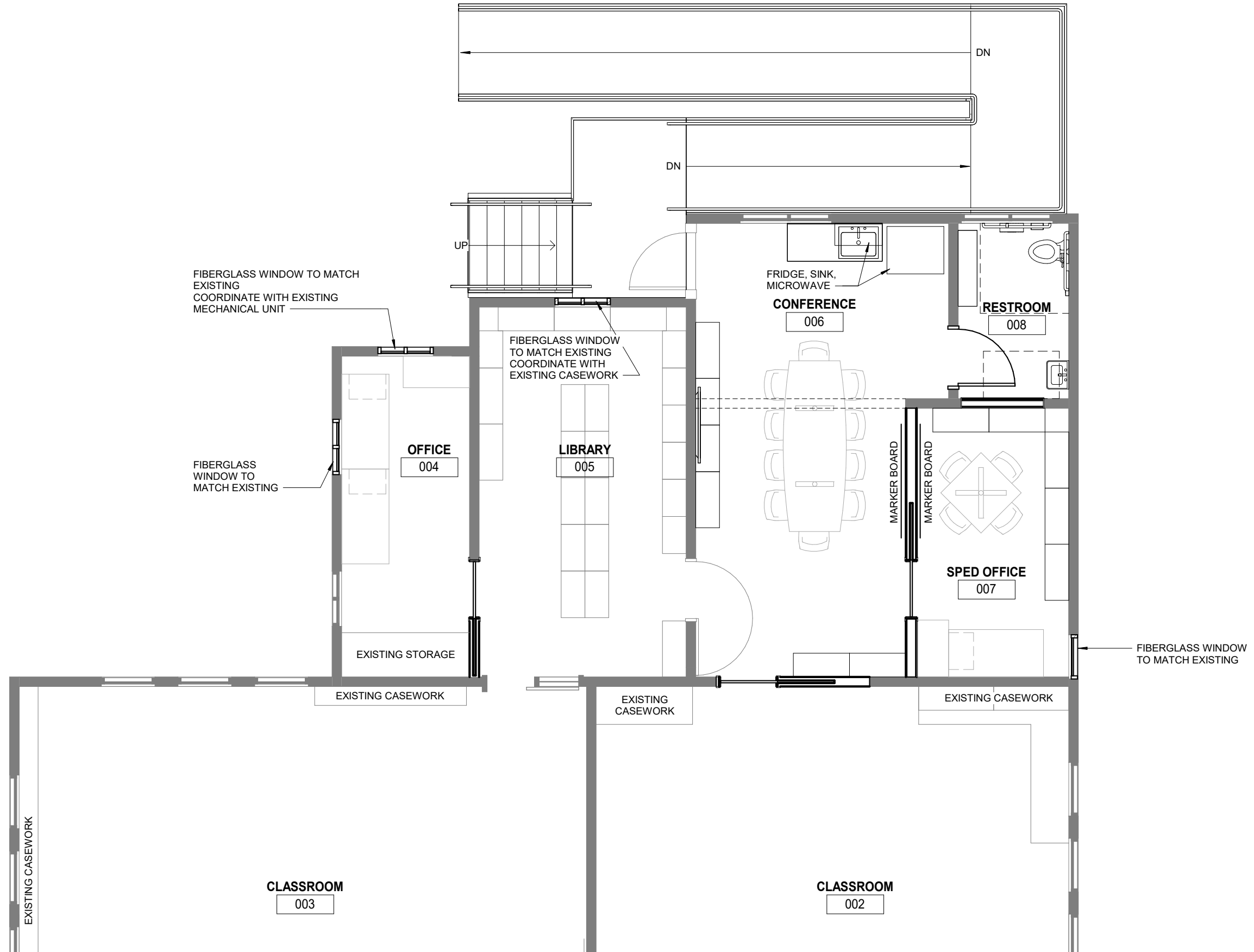


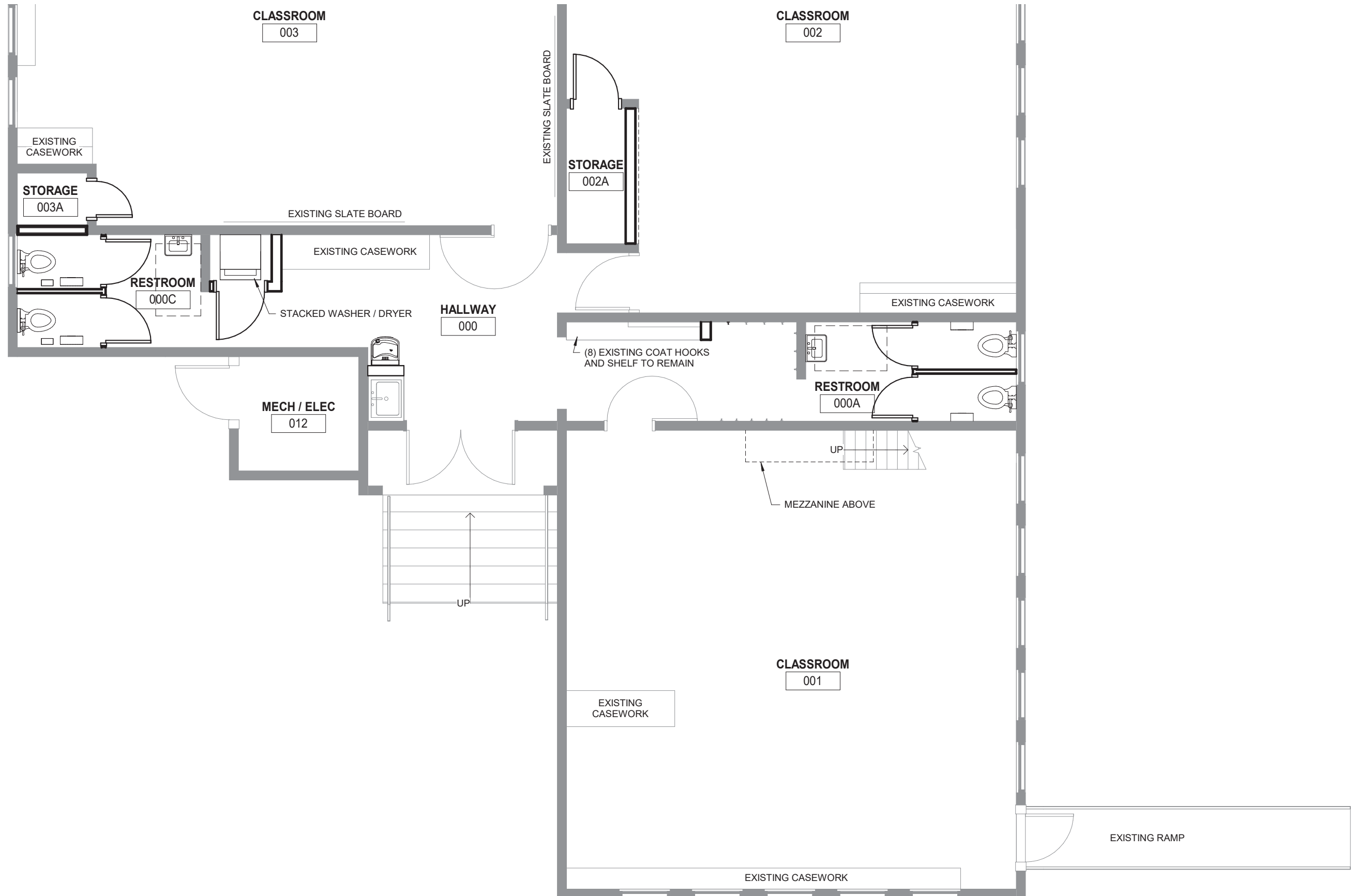




ADDITIONAL UPGRADES:

- + Electrical Upgrades
(service and fixtures)
- + CCTV / Security Upgrades
- + Fire Alarm
- + Structural Post Replacement
- + Interior Finishes
(paint everywhere, flooring at new spaces)



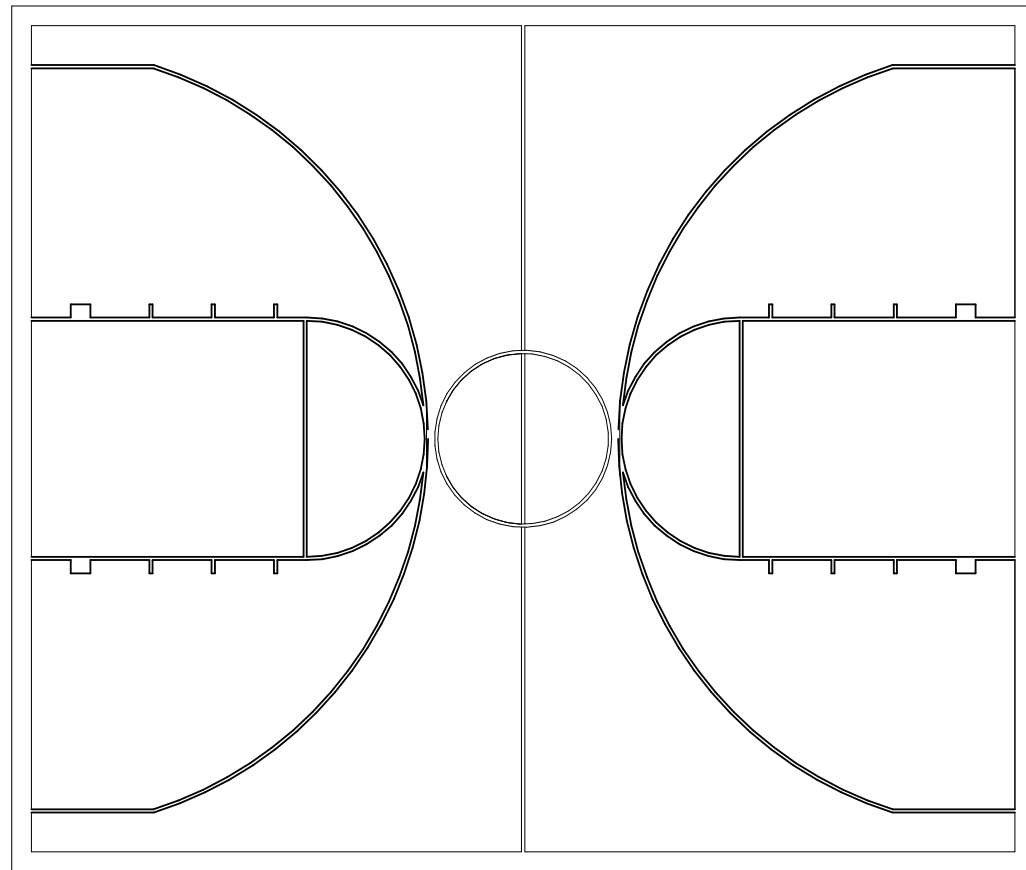


GYM AND MULTIPURPOSE BUILDING OPTIONS



BASKETBALL (AGES 7-8)

50'-0" x 42'-0"



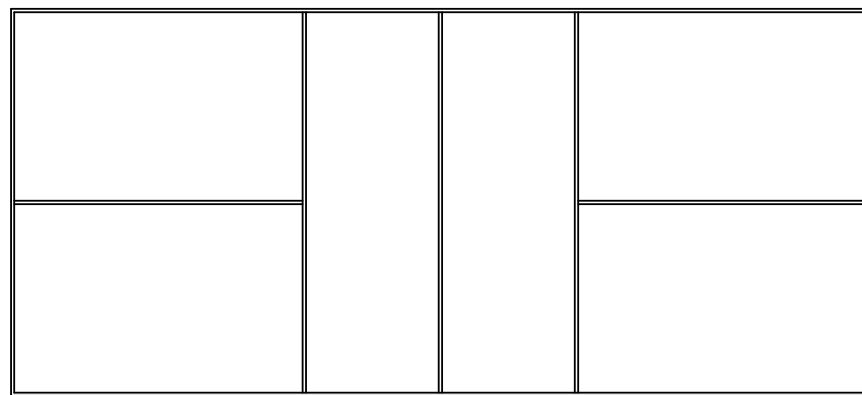
AGES 9-11: 74'-0" x 50'-0"

AGES 12-14: 84'-0" x 50'-0"

94'-0" x 50'-0"

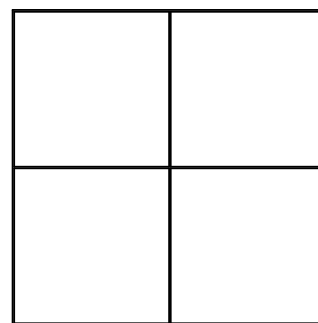
PICKLEBALL

43'-8" x 19'-8"



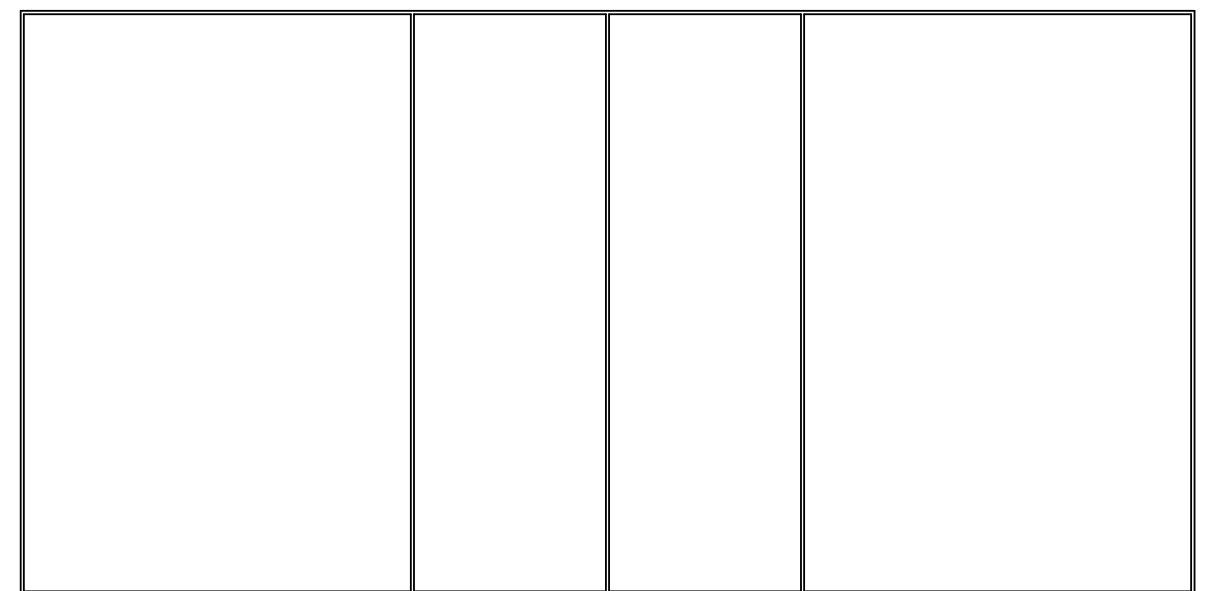
FOUR SQUARE

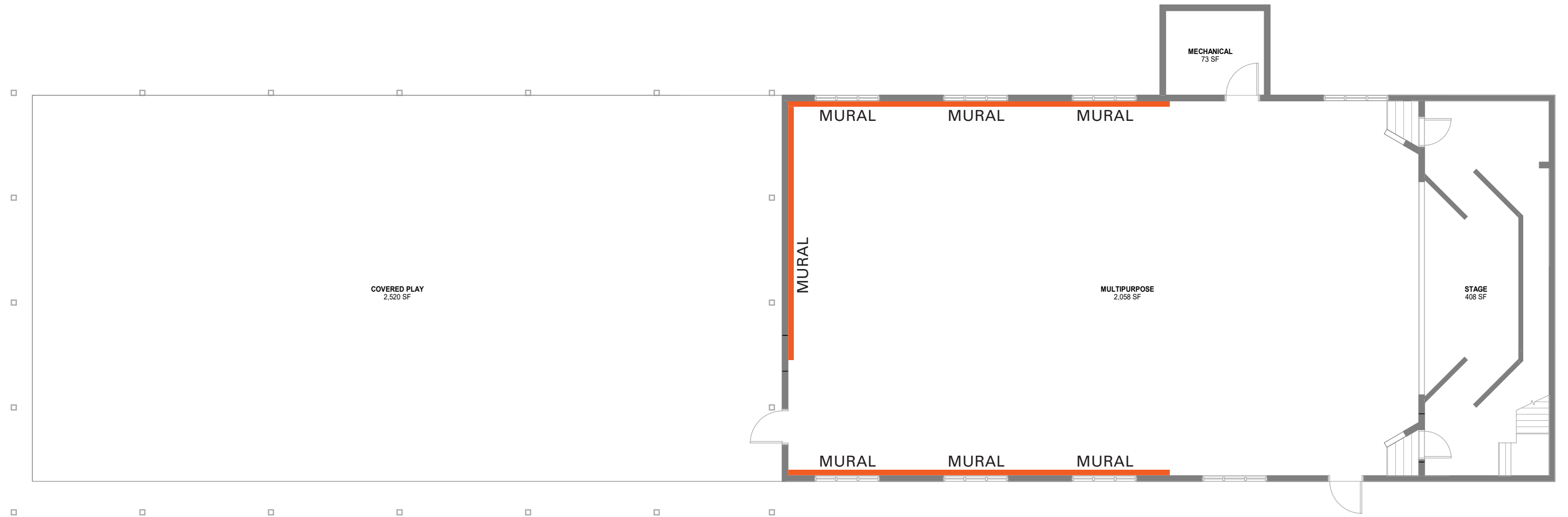
16'-0" x 16'-0"



VOLLEYBALL

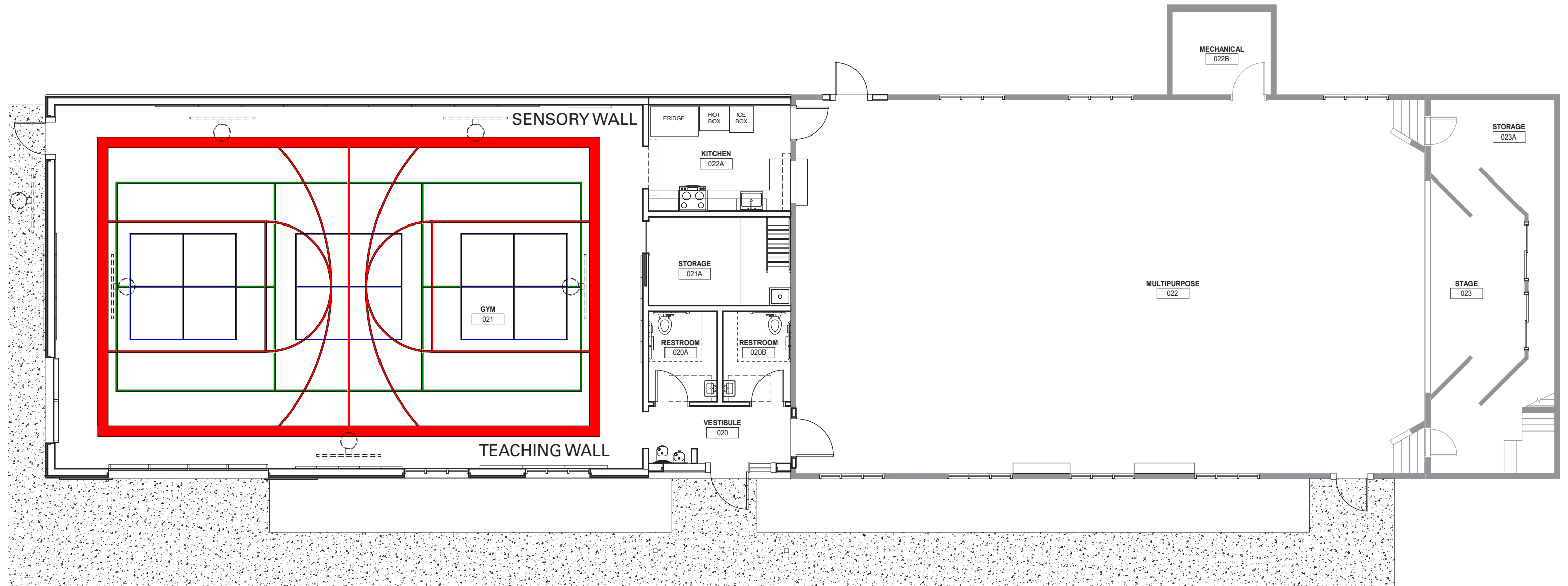
59'-8" x 29'-8"





SIZING

- + Existing Multipurpose: 2,058 SF
- + Existing Covered Play: 2,520 SF

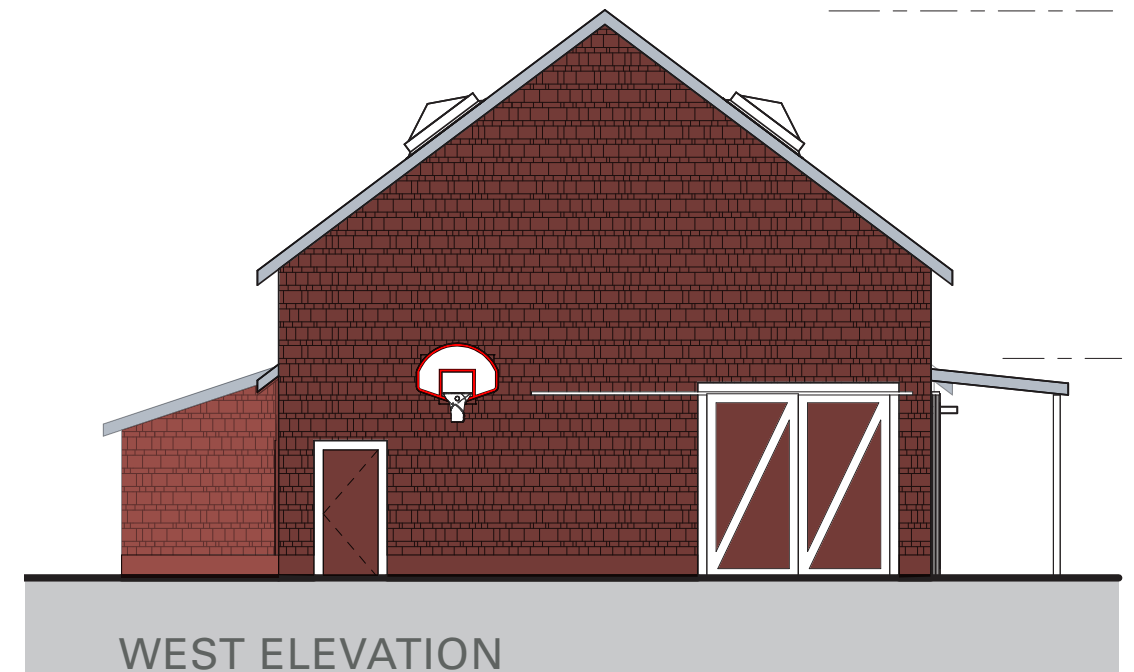
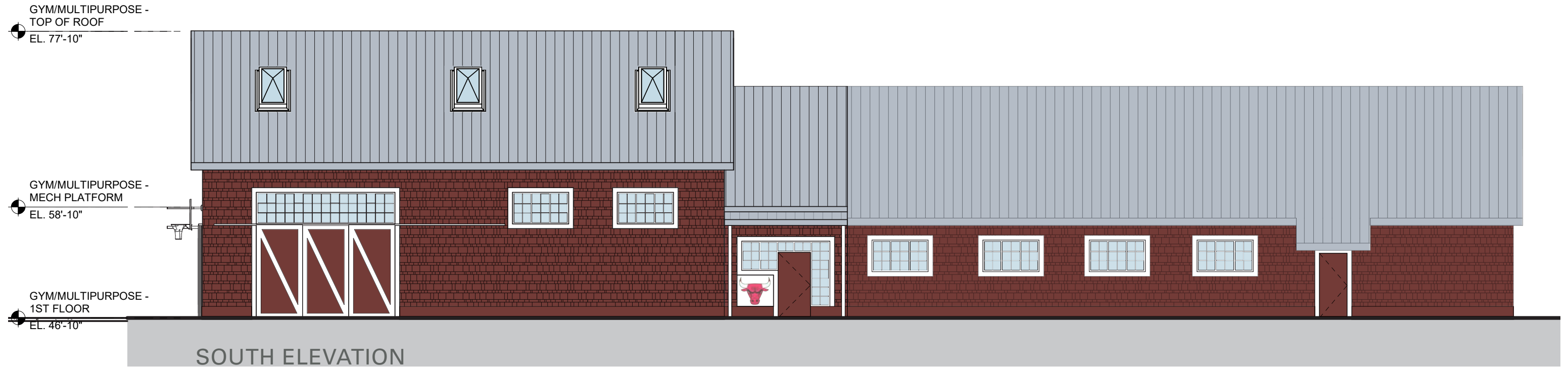


PROS

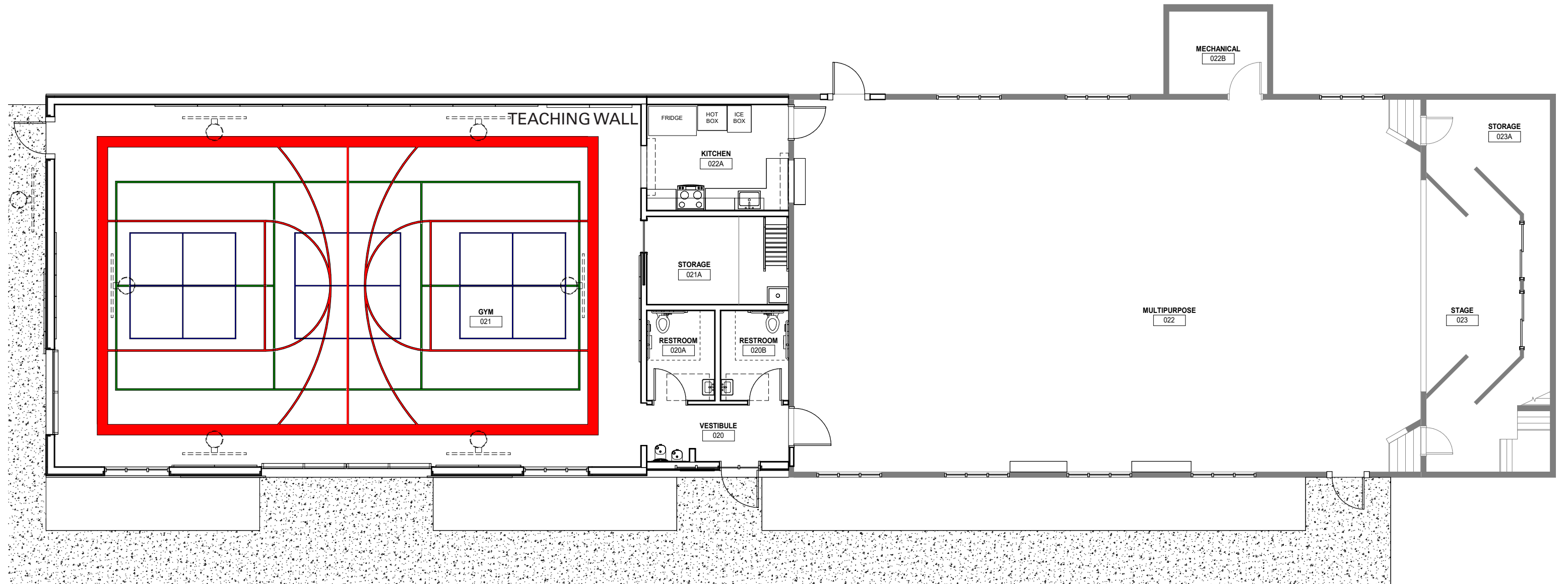
- + Enclosed gym space with overhead doors to exterior
- + (2) restrooms have access from gym and multipurpose
- + Kitchenette available for lunchroom use or (indirect) gym use
- + Space for Teaching and Sensory walls in Gym

CONS

- + Existing footprint doesn't accommodate a full basketball court
- + No ADA access to the stage (current condition)
- + Relocated several murals
- + (5) Interior Basketball Hoops





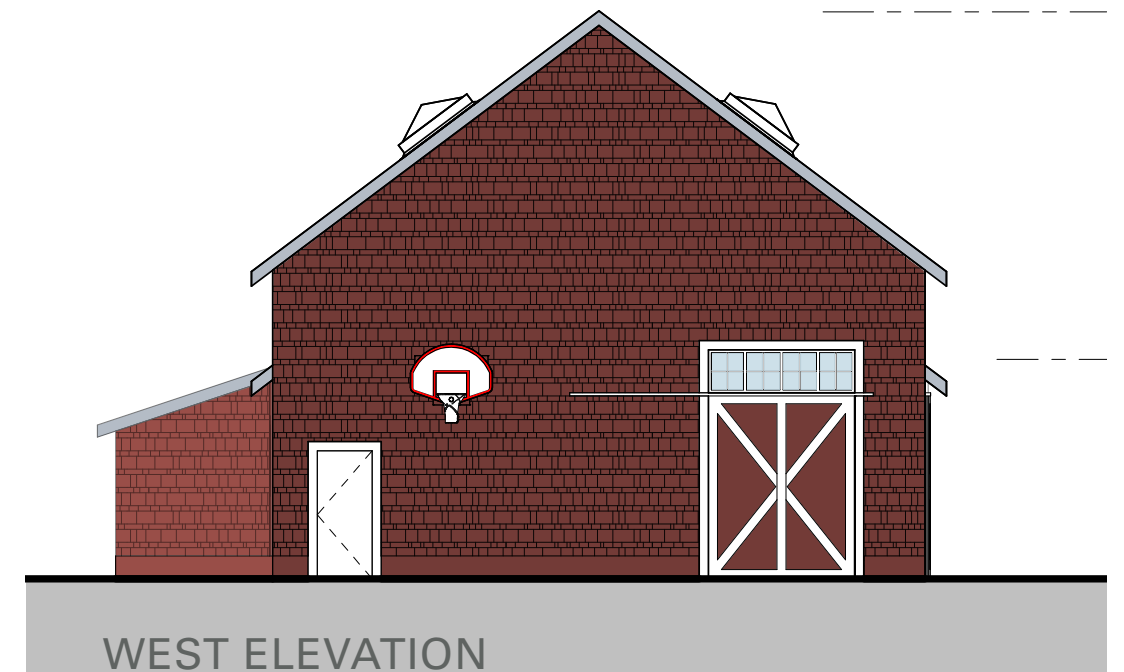


PROS

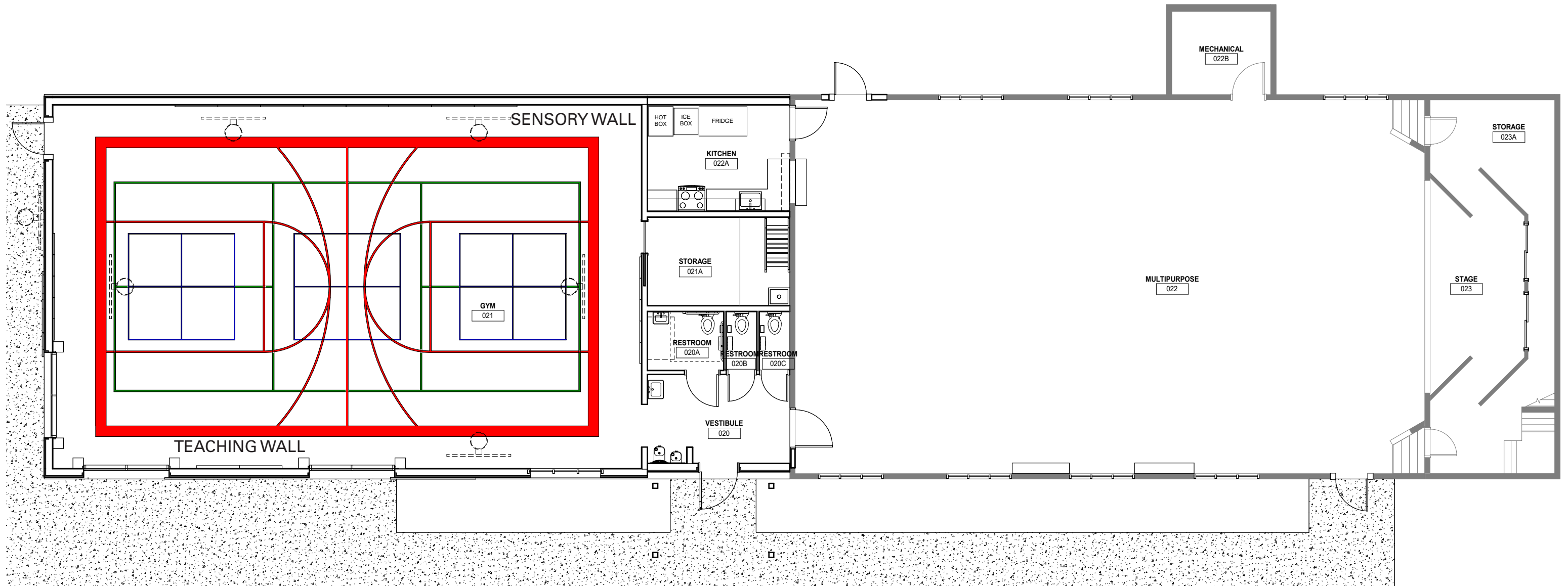
- + Enclosed gym space with overhead doors to exterior
- + (2) restrooms have access from gym and multipurpose
- + Kitchenette available for lunchroom use or (indirect) gym use
- + Teaching wall in Gym
- + (6) Interior Basketball Hoops

CONS

- + Existing footprint doesn't accommodate a full basketball court
- + No ADA access to the stage (current condition)
- + Relocated several murals
- + Limited space for a tactile / sensory wall in the Gym







PROS

- + Enclosed gym space with overhead doors to exterior
- + (3) restrooms have access from gym and multipurpose
- + Kitchenette available for lunchroom use
- + Centrally located Teaching Wall in Gym

CONS

- + Existing footprint doesn't accommodate a full basketball court
- + No ADA access to the stage (current condition)
- + Relocated several murals
- + Limited space for a tactile / sensory wall in the Gym
- + (5) Interior Basketball Hoops

GYM/MULTIPURPOSE -
TOP OF ROOF
EL. 77'-10"

GYM/MULTIPURPOSE -
MECH PLATFORM
EL. 58'-10"

GYM/MULTIPURPOSE -
1ST FLOOR
EL. 46'-10"

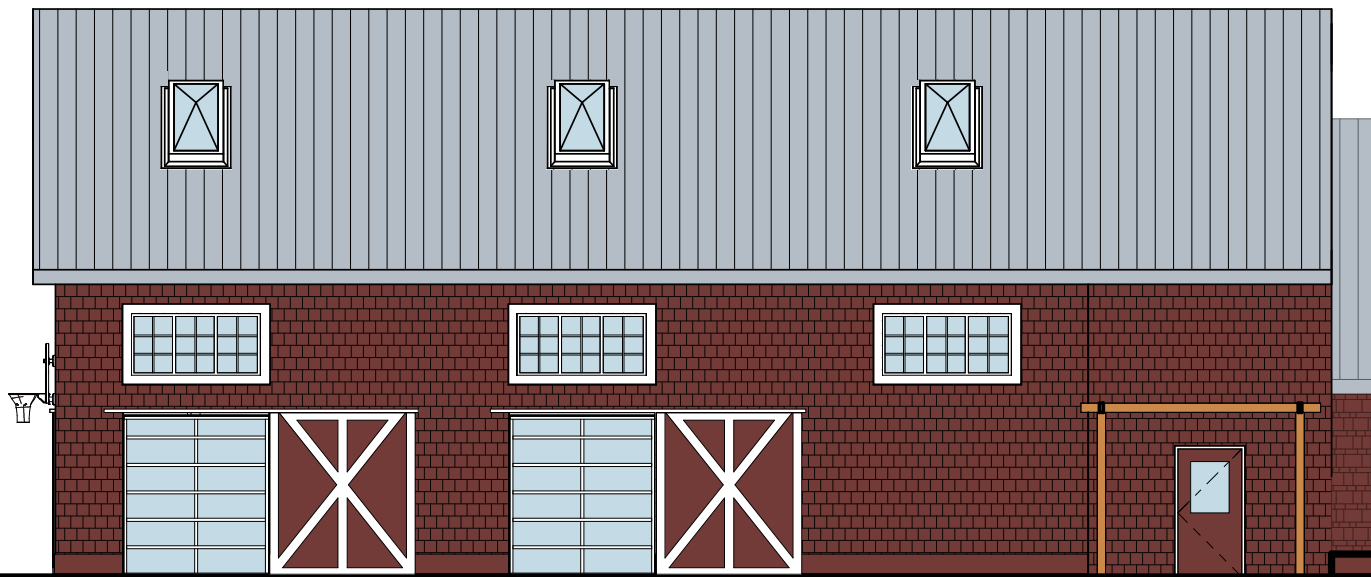


SOUTH ELEVATION

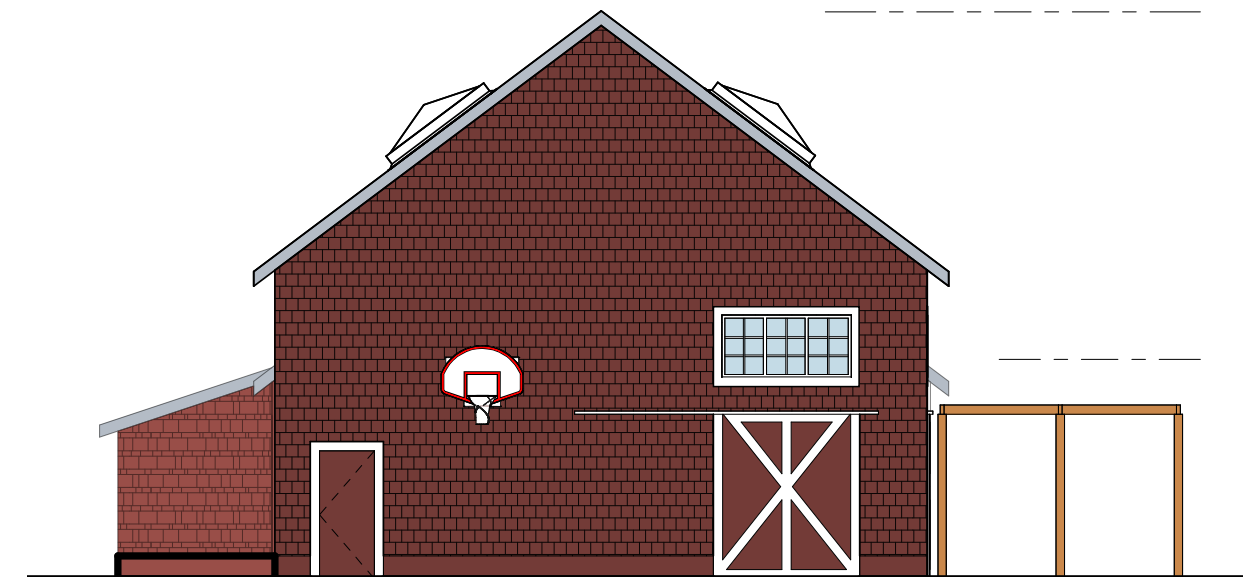
GYM/MULTIPURPOSE -
TOP OF ROOF
EL. 77'-10"

GYM/MULTIPURPOSE -
MECH PLATFORM
EL. 58'-10"

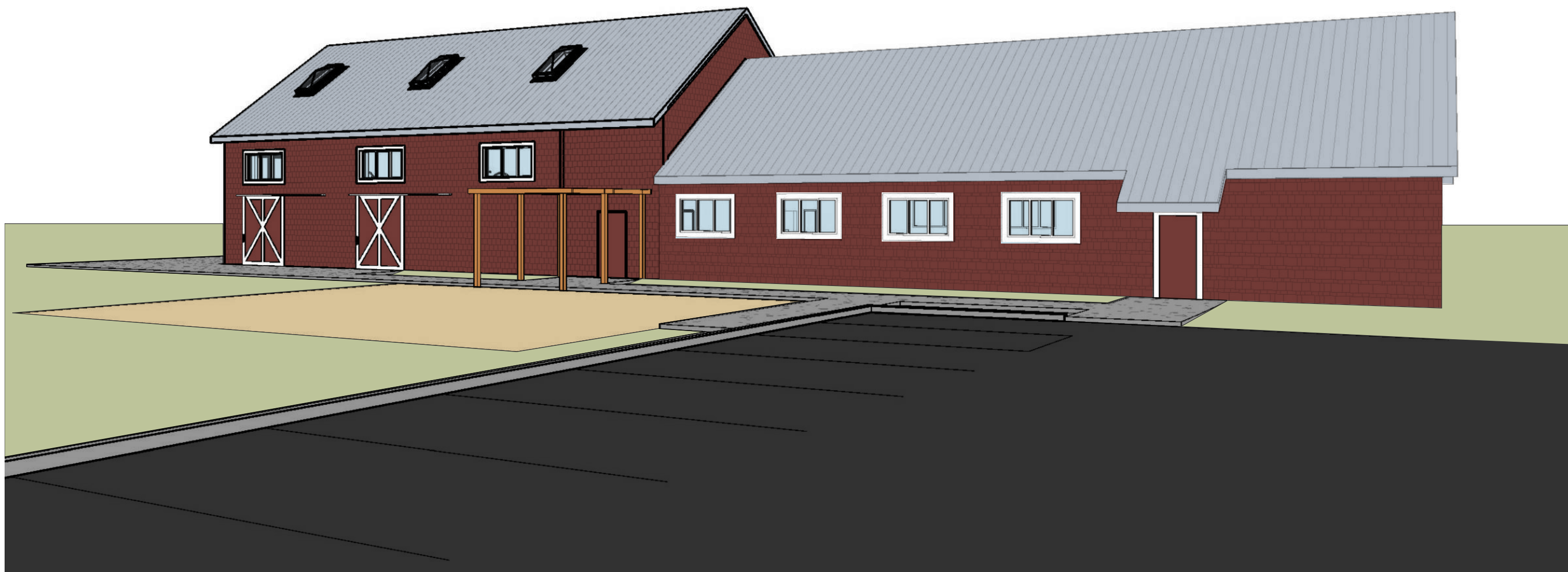
GYM/MULTIPURPOSE -
1ST FLOOR
EL. 46'-10"



SOUTH ELEVATION



WEST ELEVATION



NEXT STEPS

- + Refine Designs
- + Schedule Next Design Meeting
- + Upcoming Milestones:
 - Design Development Drawings