

Office of the Superintendent of Public Instruction  
Gap Analysis for Facilities Services  
Report to the Task Force on School Const. Funding  
Deliverable 1

MGT of America, Inc.  
October 15, 2008



# Presentation Agenda

- Introductions
- Study Goals
- Methodology
- Interviewees
- Facility Service Needs
- Model Contracts
- Gaps/Deficiencies/Barriers
- Next Step
- Questions/Discussion

# Study Goals

- Structures that exist and those needed to support school facility services
- Identification of gaps, deficiencies and barriers
- Recommendations for improved services and delivery models

# Methodology

- Data from selected districts and service providers
- Identification of needs
- Gap analysis
- Program delivery methods
- Development of recommendations

# Interviewees

## School District Interviews:

- Tacoma
- Spokane

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- Bellingham
- Pasco

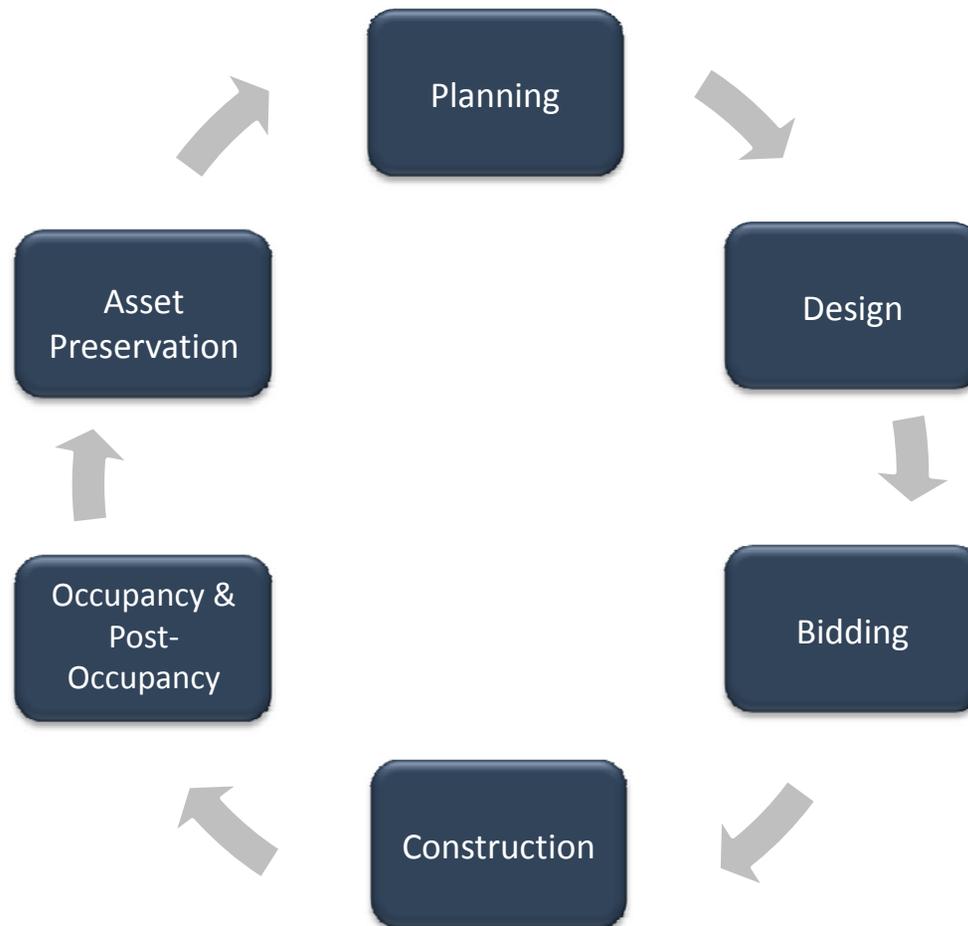
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- Aberdeen
- Cascade
- Montesano
- Riverview
- Pullman
- Port Angeles
- Davenport
- Columbia

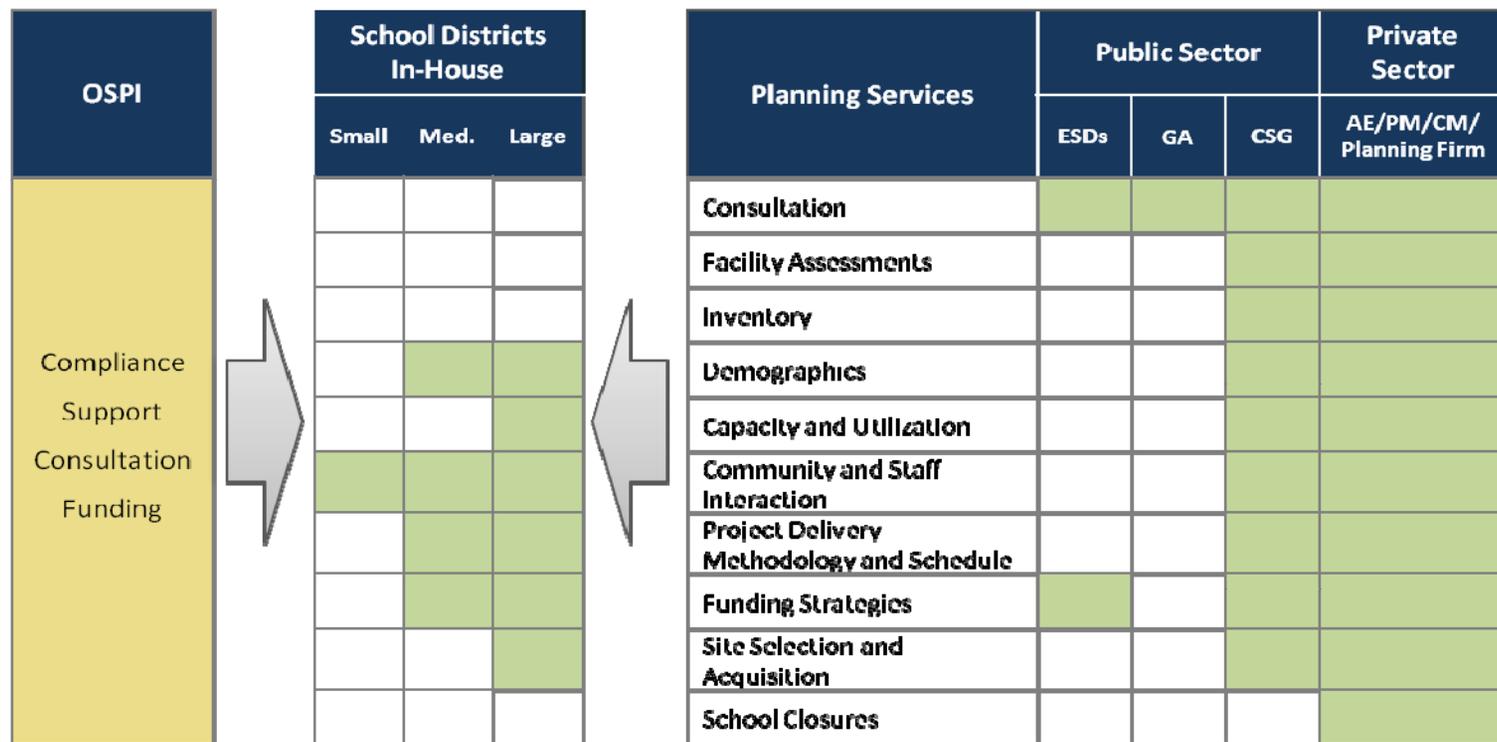
## Public/Private Agencies:

- ESD 101
- ESD 105
- ESD 112/Construction Services Group
- ESD 113
- ESD 114
- ESD 121
- ESD 123
- ESD 171
- ESD 189
- General Administration
- GALCo Engineering Services
- Heery International
- Olympic Associates

# Facility Service Phases



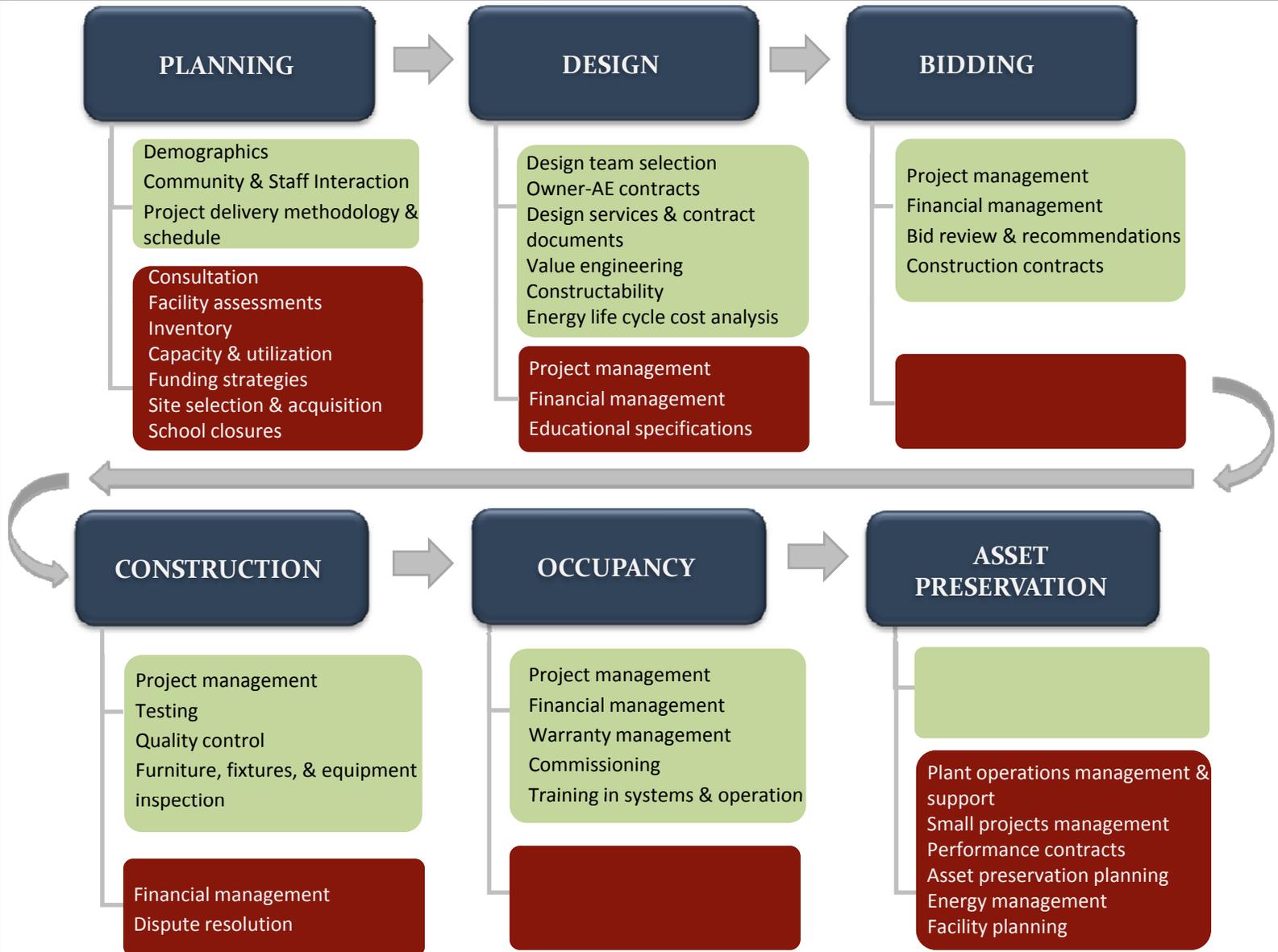
# Services Offered - example



# Model Contracts

- Model contracts are widely used:
  - American Institute of Architects (AIA)
  - Associated General Contractors (AGC)
  - General Services
  - Large Districts
- Model contracts are individualized for projects and districts by legal council
- Many states provide model contracts

# Service Needs



# Gaps/Deficiencies/Barriers

Planning	Gap	Deficiency	Barrier
Consultation			
Facility Assessments			
Inventory			
Demographics			
Capacity And Utilization			
Community And Staff Interaction			
Project Delivery Methodology And Schedule			
Funding Strategies			
Site Selection And Acquisition			
School Closures			

# Gaps/Barriers/Deficiencies (Continued)

Design	Gap	Deficiency	Barrier
Project Management			
Financial Management			
Design Team Selection			
Owner-A/E Contracts			
Educational Specifications			
Design Services And Contract Documents			
Value Engineering			
Constructability			
Energy Life Cycle Cost Analysis			

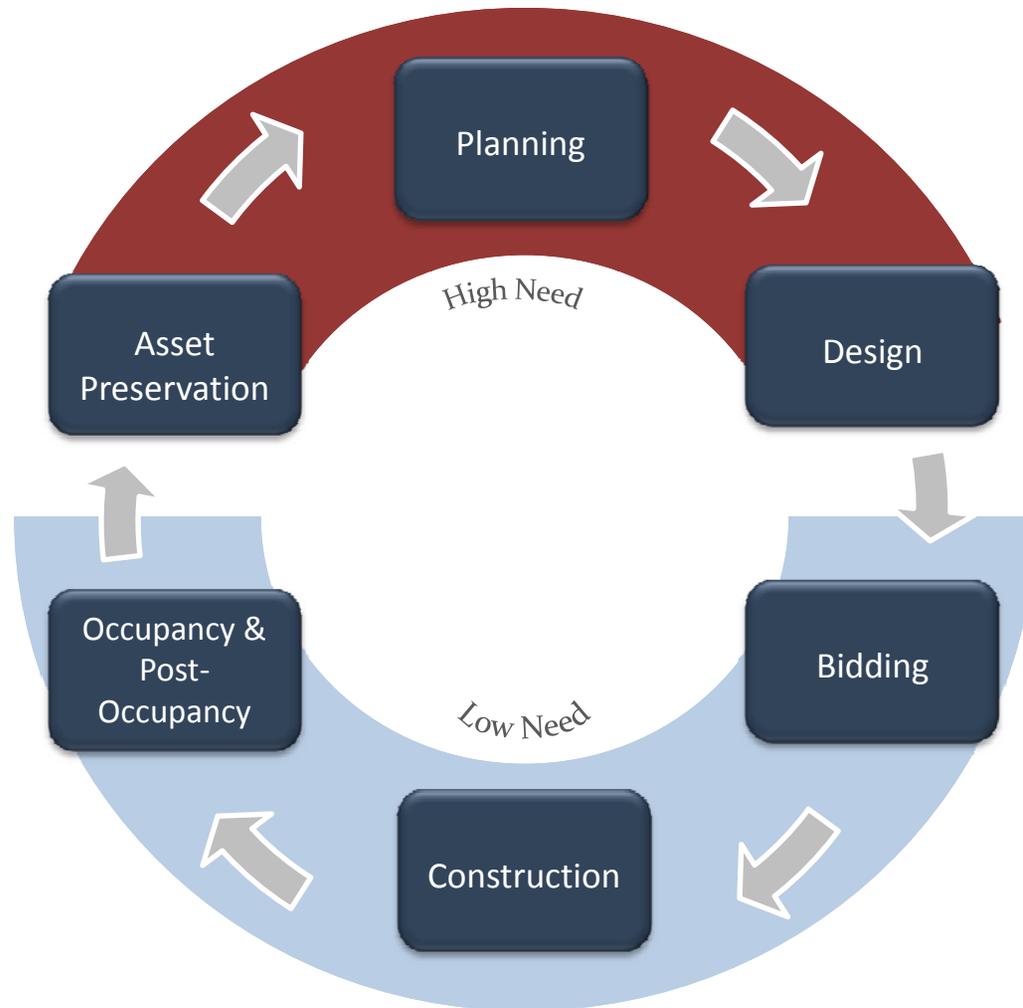
# Gaps/Barriers/Deficiencies (Continued)

Construction	Gap	Deficiency	Barrier
Project Management			
Financial Management			
Testing			
Quality Control			
Furniture, Fixtures, And Equipment			
Inspection			
Dispute Resolution			

# Gaps/Barriers/Deficiencies (Continued)

Asset Preservation	Gap	Deficiency	Barrier
Plant Operations Management & Support			
Small Projects Management			
Performance Contracts			
Asset Preservation Planning			
Energy Management			
Facility Planning			

# Facility Services Summary



## Next Step

- Develop recommendations for regional school construction assistance program, including:
  - ▬ Services to be prioritized based on gap analysis
  - ▬ Delivery models that are effective
  - ▬ Consider findings from K-Linear Cohort Projections Study, K-12 Formula Transparency Study, and JLARC Facility Inventory Study

Thank you!

Questions?

Discussion