

Construction Management and Related Services for K-12 School Districts

CONSTRUCTION SERVICES GROUP

Specialists in School Buildings

A program of

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○○ EDUCATIONAL
SERVICE
DISTRICT 112

Overview of CSG

1. A unique program of ESD 112
2. 13th year of service to K-12 school districts
3. Over 80 of the state's 295 school districts served
4. Over \$1.5 billion and 5,900,000 sf of school construction projects
 - 44 elementary schools
 - 22 middle schools
 - 26 high schools
 - 25 specialty buildings

Overview of CSG (cont.)

4. Located in ESD's in most areas of the state:

- ESD 112 – Vancouver
- ESD 189 – Anacortes
- ESD 123 – Pasco
- ESD 101 – Spokane
- ESD 121 – Renton (in process)
- ESD 113 - Olympia (in process)

Overview of CSG (cont.)

5. Methods of engaging CSG:

- Inter-local agreement
- Competitive proposals

6. CSG funding sources:

- Fees for services rendered

Overview of CSG (cont.)

7. CSG staff background:

- Construction management
- Architecture
- Construction contracting
- Mechanical engineering
- Facilities operation and maintenance
- Fiscal management
- OSPI facilities program management

Overview of CSG (cont.)

8. Related ESD 112 programs:

- Legal
- Public Information
- Insurance
- Educational Technology

Benefits to School Districts

1. Districts feel comfortable working with non-profit member of the educational community
2. CSG manages only school construction projects, so is “expert” in that building type
3. Familiar with school district financial and accounting systems
4. Extensive experience with OSPI funding assistance program

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Benefits to School Districts (cont.)

5. Small school districts that have no facilities staff or history in construction projects get decades of experience across many disciplines
8. Medium sized districts that have limited facilities staff and construction history get staff augmentation in critical areas of need
9. Large districts that have interim need for personnel and prefer not to hire and fire district staff get high-quality professionals on demand

CSG Services

1. CSG provides a wide range of services related to the creation, modernization and operation of school facilities across the State of Washington

- Pre-Construction Services
- Design Period Services
- Construction Period Services
- Post Construction Services
- Special Services

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Pre-Construction Services

1. Existing facility assessments and condition data management
2. Community bond surveys
3. Bond strategies
4. Bond communications
5. Pre-bond master scheduling
6. Pre-bond master budgeting

Design Phase Services

1. Design team selection and contracting assistance
2. Educational specifications
3. Schedule management
4. Budget management
5. Establishment of district quality standards
6. Value Engineering (OSPI)
7. Constructability Reviews (OSPI)
8. OSPI compliance

Bidding Phase Services

1. Bidder solicitation/competition building
2. Bid review and recommendations
3. Construction contract development
4. OSPI compliance

Construction Phase Services

1. Schedule oversight
2. Budget management
3. On site quality control
4. Furniture and equipment procurement assistance
5. Management of separate district vendors/contractors
6. Building Commissioning (OSPI)

Construction Phase Services (cont.)

7. Punch list management/closeout facilitation
8. Financial reconciliation and monitoring of requirements for contractor retainage release
9. OSPI compliance

Post Construction Phase Services

1. Warranty administration & 1-year walk through
2. General trouble shooting and de-bugging of building systems

Special Services

1. Capital facilities planning/impact fee ordinances
2. Development reviews (SEPA)
3. Energy conservation audits and retrofit management
4. Retro commissioning
5. Construction document archiving and data bases

Emerging Services

1. BPA sponsored energy auditing for school buildings
 - No-cost energy audits to school districts across the state
 - Administered through local public and private utilities
 - BPA funds a percentage of energy-saving capital improvement costs
 - Data gathered on mechanical, electrical and building envelope conditions

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Emerging Services (cont.)

2. Facilities operation and maintenance services

- Existing facilities inventories and detailed condition assessments
- Short, medium and long term maintenance plans
- Compliance with OSPI 2% rule

CSG - Working as our construction partner...

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